

Executive Summary Report

Characteristics-Based Market Adjustment for 2007 Assessment Roll

Area Name / Number: Carnation/Fall City/94

Previous Physical Inspection: 2004/2005

Improved Sales:

Number of Sales: 391

Range of Sale Dates: 1/2004 - 12/2006

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2006 Value	\$114,500	\$218,800	\$333,300	\$383,400	86.9%	18.27%
2007 Value	\$119,700	\$253,700	\$373,400	\$383,400	97.4%	18.03%
Change	+\$5,200	+\$34,900	+\$40,100		+10.5%	-0.24%
% Change	+4.5%	+16.0%	+12.0%		+12.1%	-1.31%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.24% and -1.31% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2006 Value	\$123,700	\$234,300	\$358,000
2007 Value	\$129,400	\$271,500	\$400,900
Percent Change	+4.6%	+15.9%	+12.0%

Number of one to three unit residences in the Population: 2553

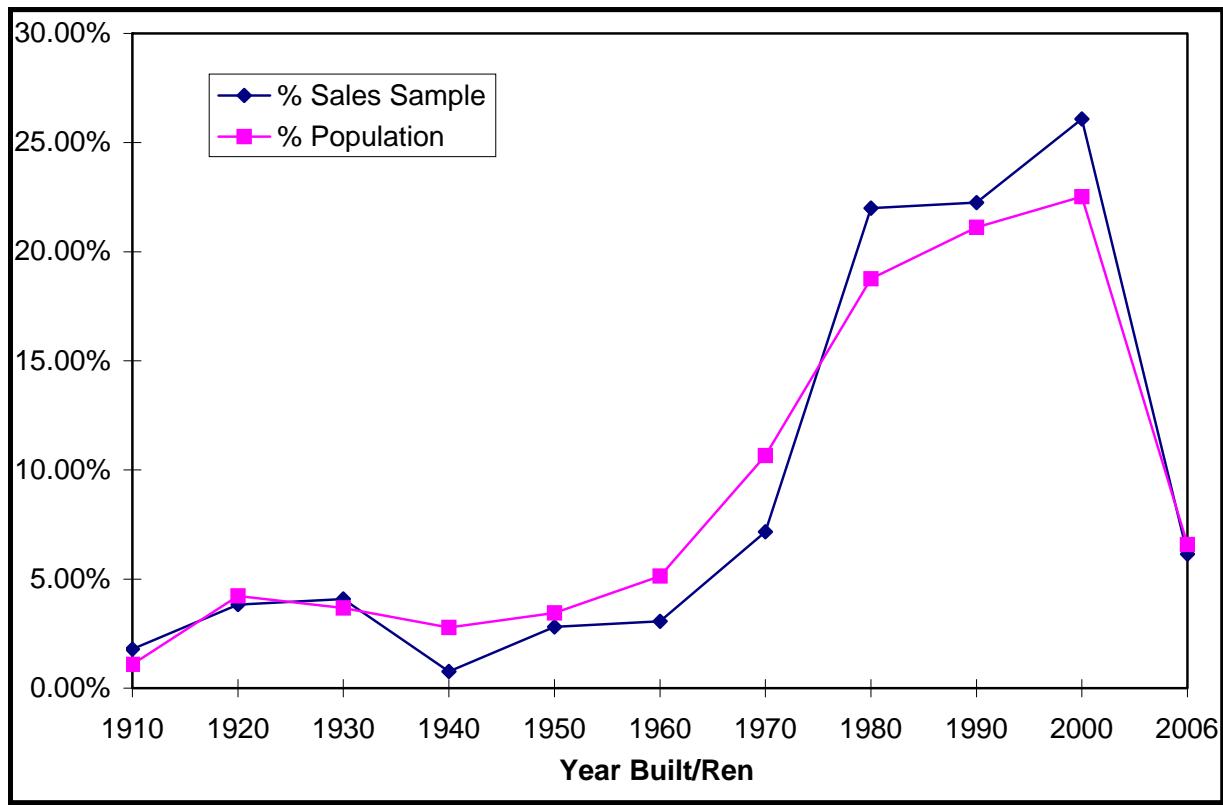
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, grades below 6 have ratios (assessed value/sales price) lower than the population and would receive a larger upward adjustment than the population as a whole. Grades above 8 have ratios (assessed value/sales price) lower than the population and would receive a smaller upward adjustment.

The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2007 assessment roll.

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	7	1.79%
1920	15	3.84%
1930	16	4.09%
1940	3	0.77%
1950	11	2.81%
1960	12	3.07%
1970	28	7.16%
1980	86	21.99%
1990	87	22.25%
2000	102	26.09%
2006	24	6.14%
	391	

Population		
Year Built/Ren	Frequency	% Population
1910	28	1.10%
1920	108	4.23%
1930	94	3.68%
1940	71	2.78%
1950	88	3.45%
1960	131	5.13%
1970	272	10.65%
1980	479	18.76%
1990	539	21.11%
2000	575	22.52%
2006	168	6.58%
	2553	



The sales sample frequency distribution follows the population distribution very closely with regard to Year Built/Ren. This distribution is ideal for both accurate analysis and appraisals.

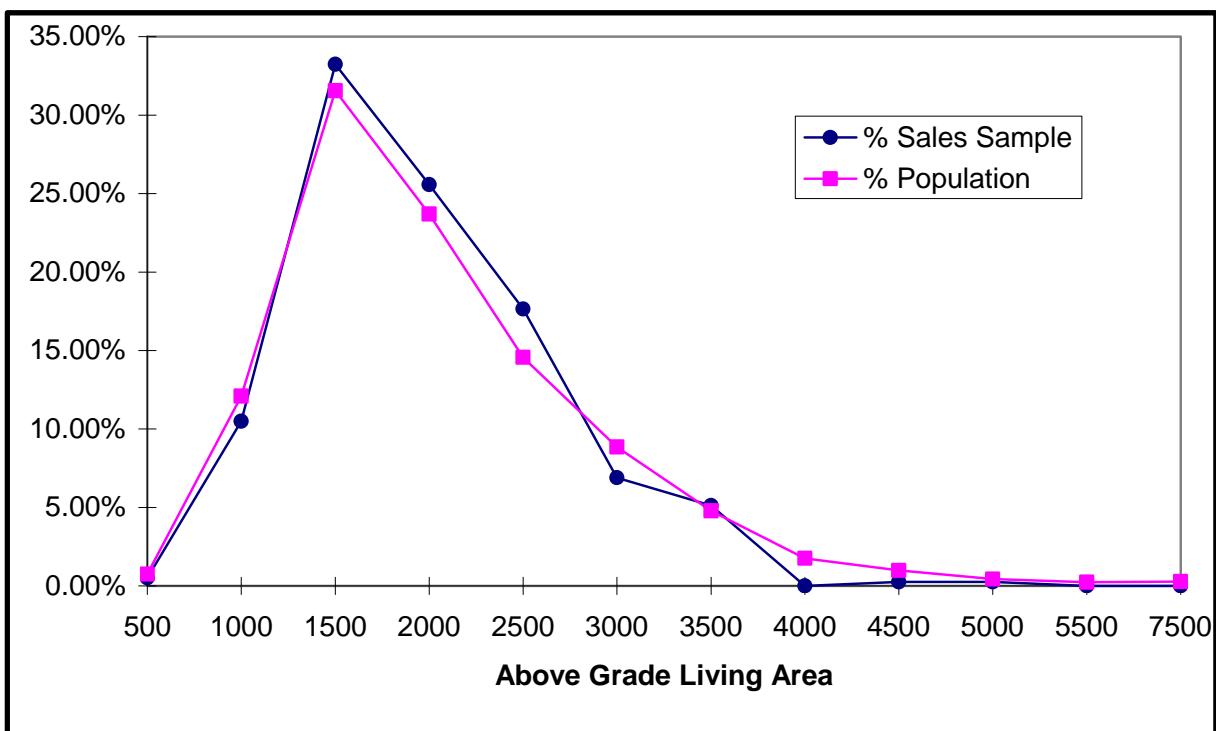
Sales Sample Representation of Population - Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	2	0.51%
1000	41	10.49%
1500	130	33.25%
2000	100	25.58%
2500	69	17.65%
3000	27	6.91%
3500	20	5.12%
4000	0	0.00%
4500	1	0.26%
5000	1	0.26%
5500	0	0.00%
7500	0	0.00%
	391	

Population

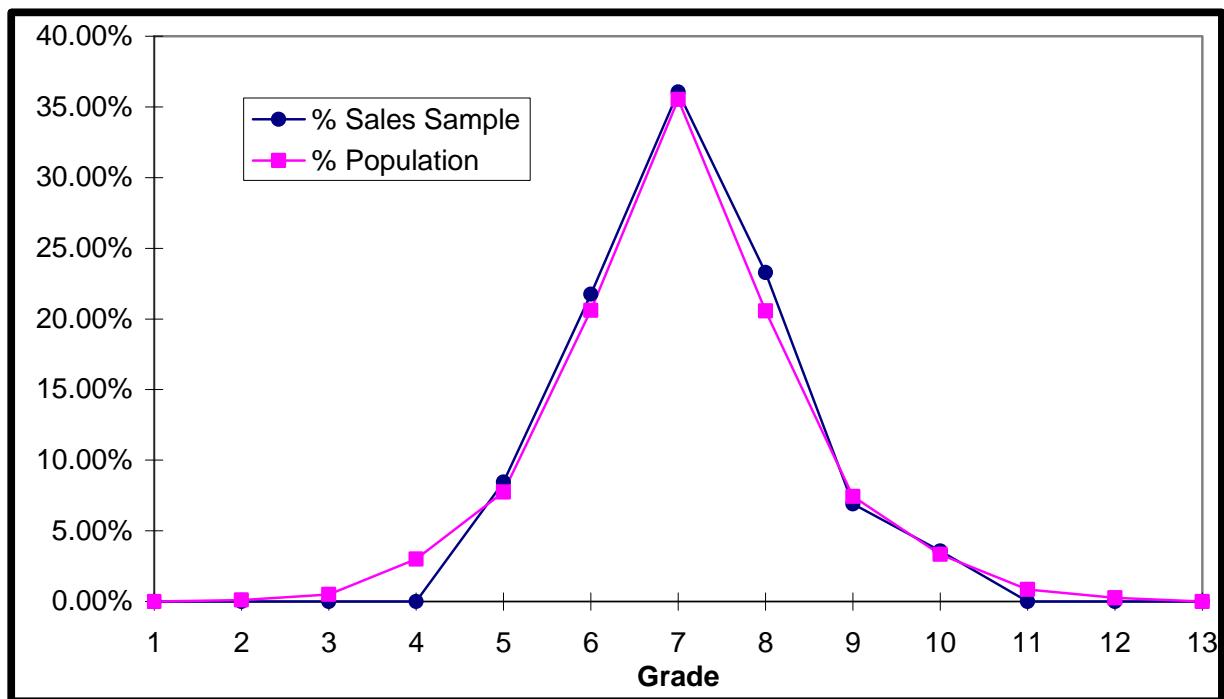
AGLA	Frequency	% Population
500	19	0.74%
1000	309	12.10%
1500	806	31.57%
2000	605	23.70%
2500	372	14.57%
3000	226	8.85%
3500	122	4.78%
4000	45	1.76%
4500	25	0.98%
5000	11	0.43%
5500	6	0.24%
12000	7	0.27%
	2553	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

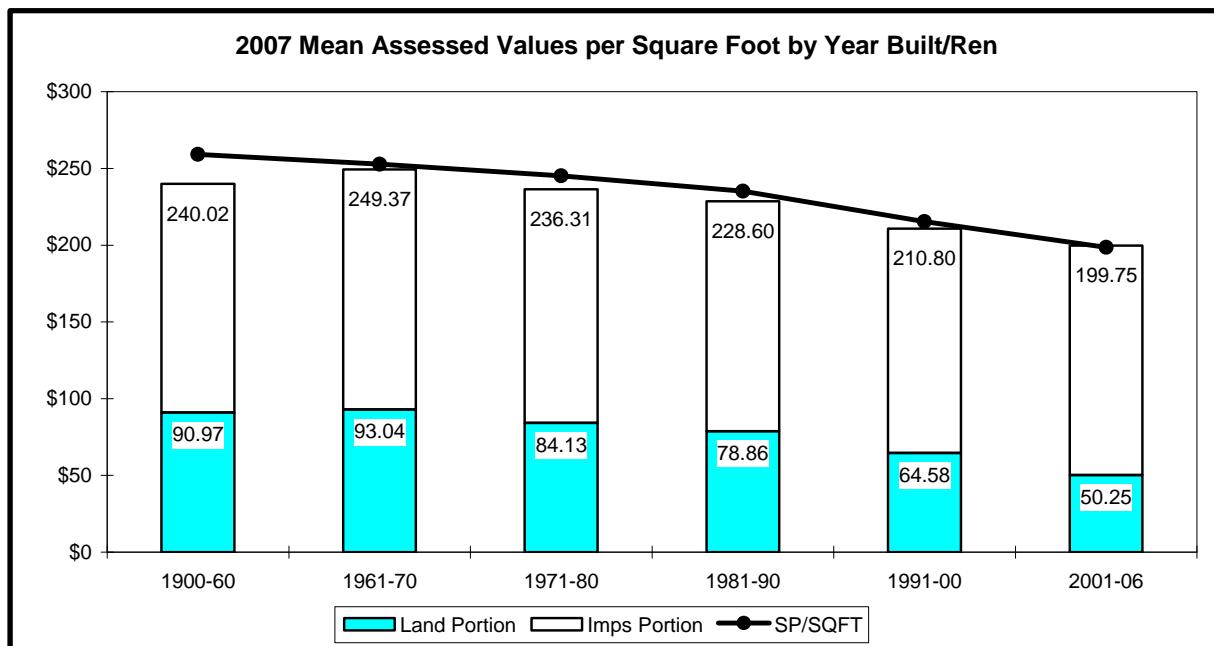
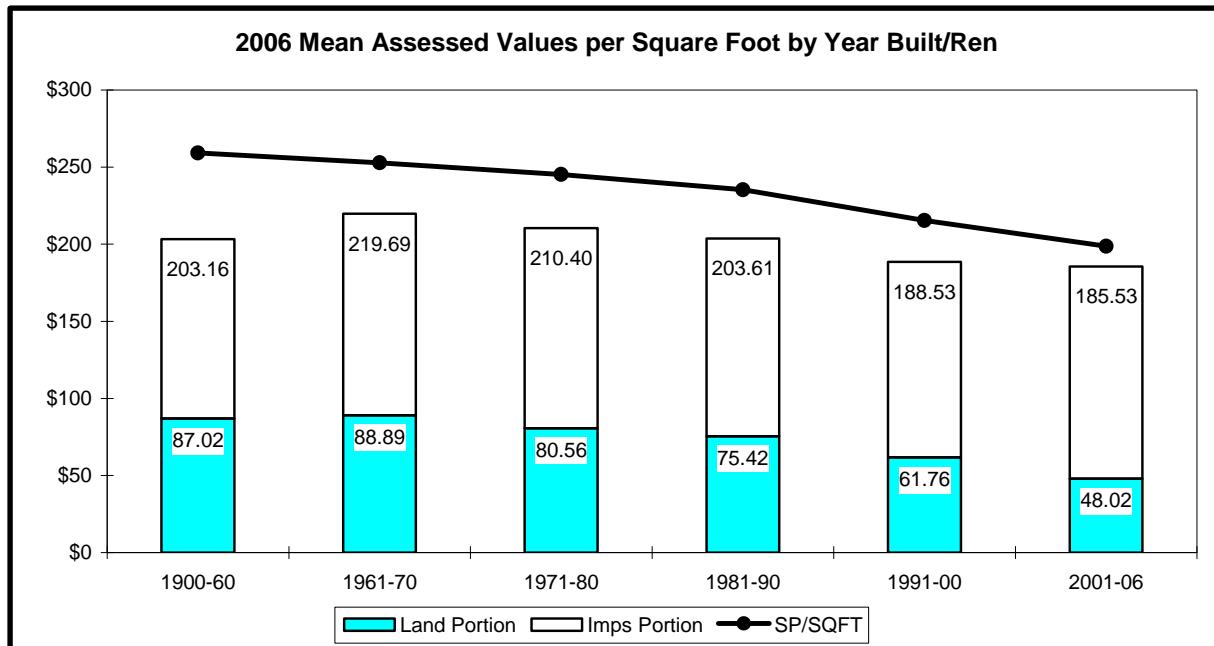
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	3	0.12%
3	0	0.00%	3	13	0.51%
4	0	0.00%	4	77	3.02%
5	33	8.44%	5	198	7.76%
6	85	21.74%	6	526	20.60%
7	141	36.06%	7	907	35.53%
8	91	23.27%	8	525	20.56%
9	27	6.91%	9	190	7.44%
10	14	3.58%	10	85	3.33%
11	0	0.00%	11	22	0.86%
12	0	0.00%	12	7	0.27%
13	0	0.00%	13	0	0.00%
391			2553		



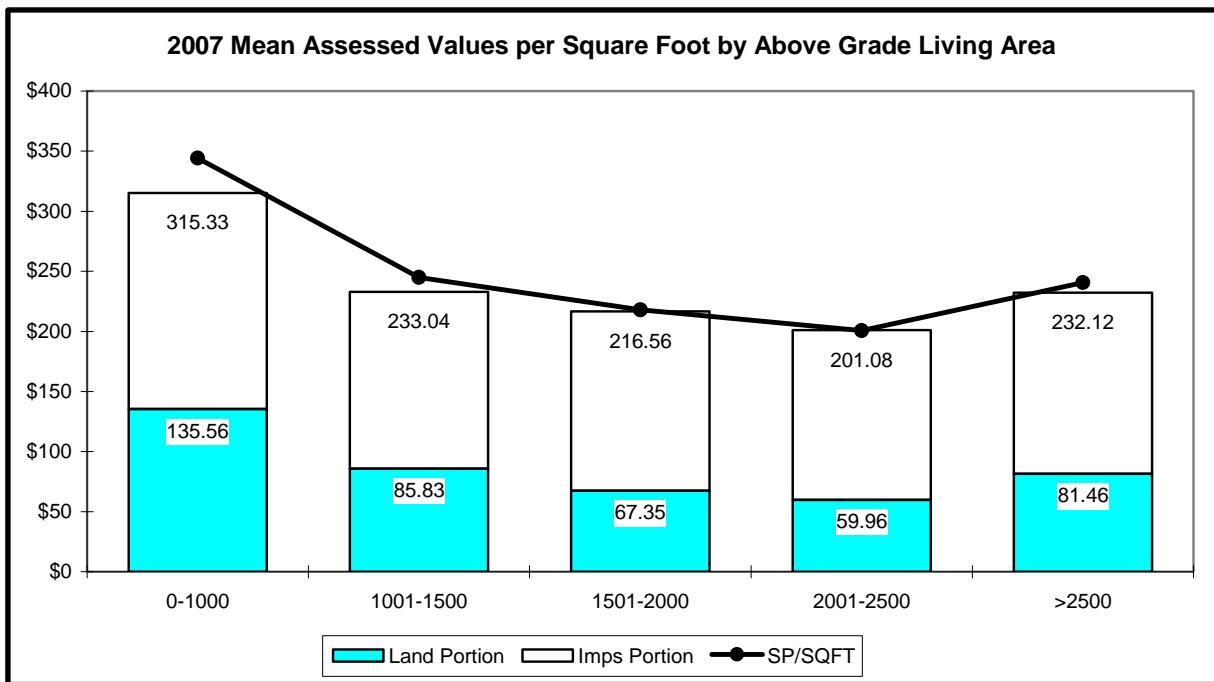
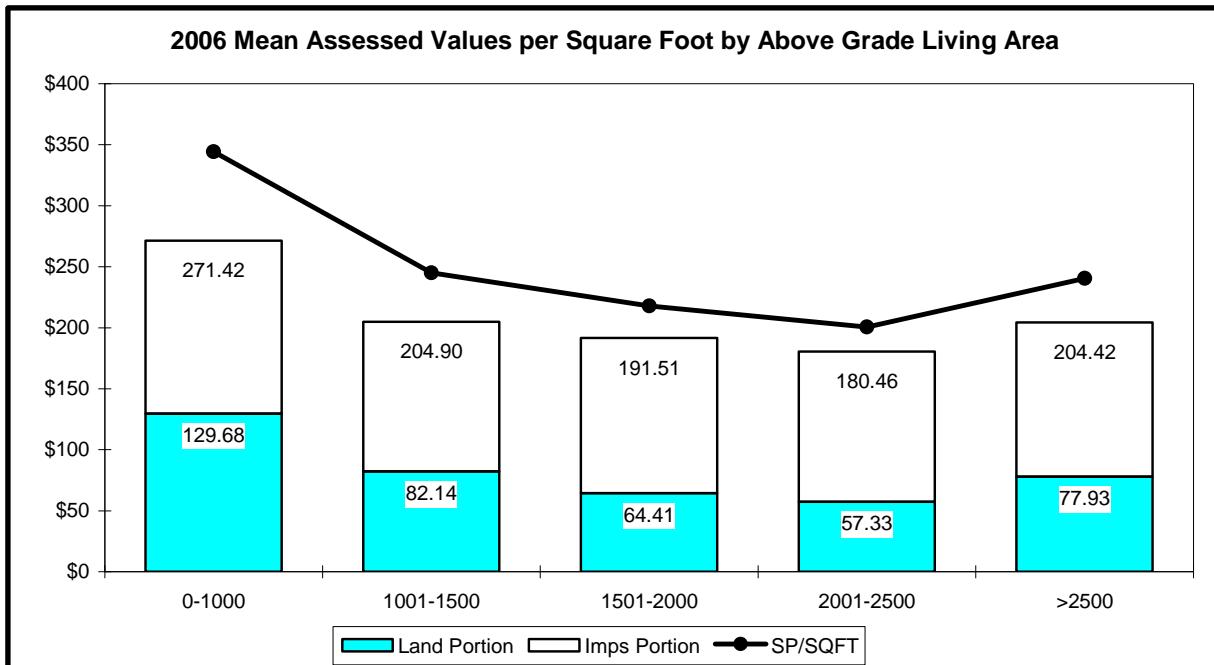
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2006 and 2007 Per Square Foot Values
By Year Built / Renovated**



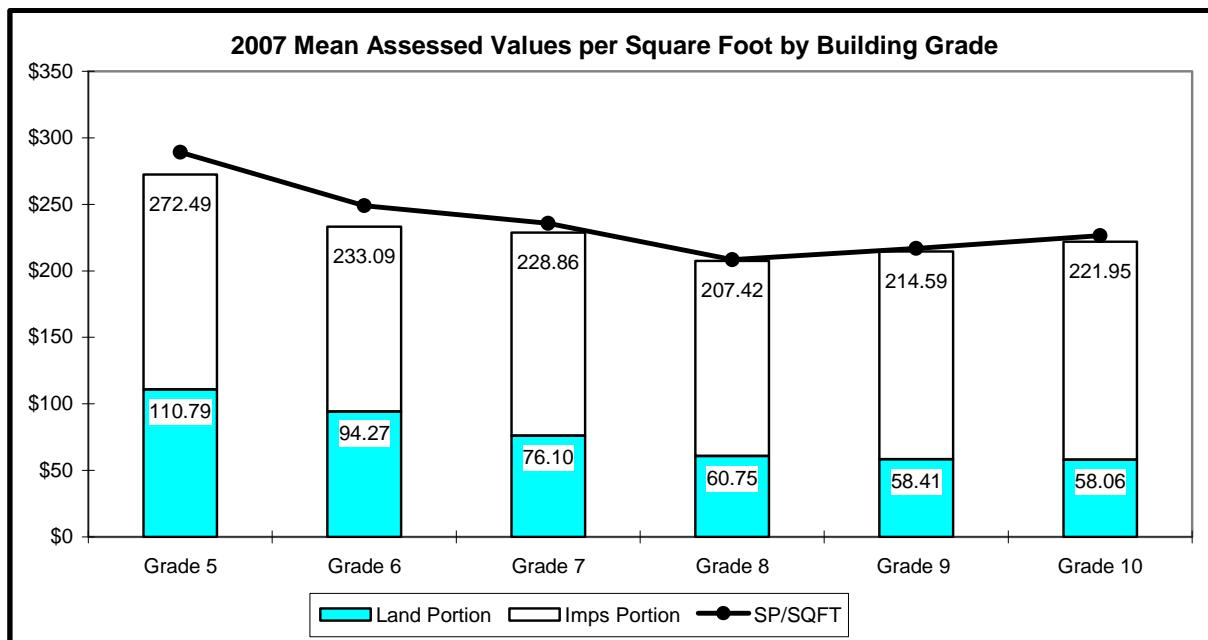
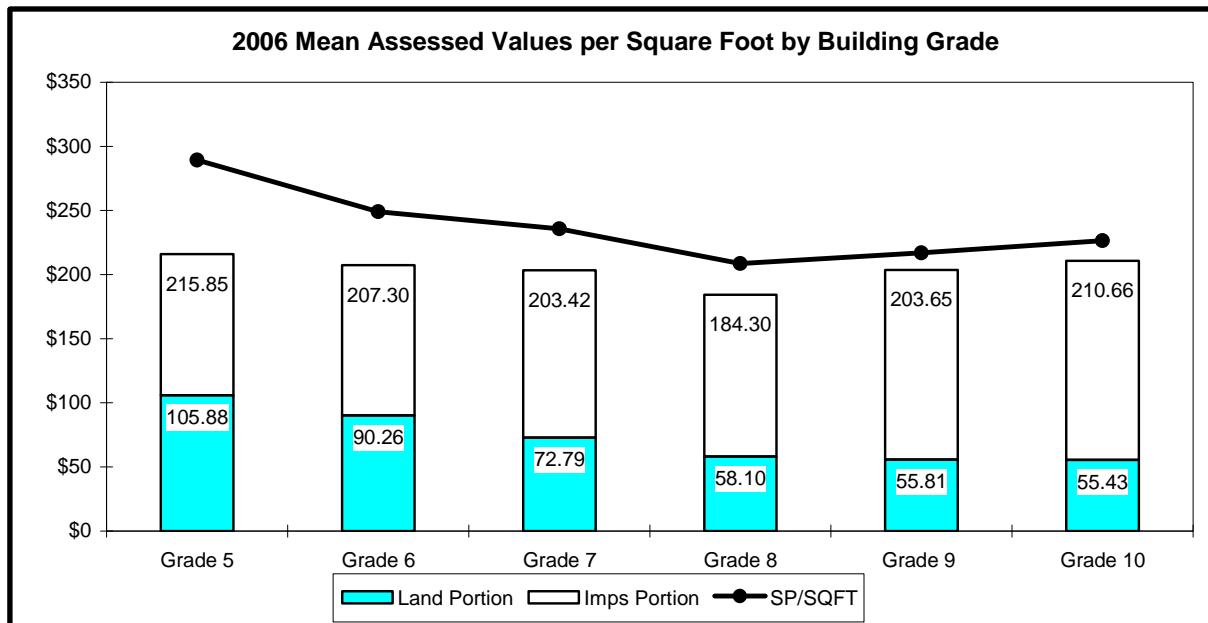
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2006 and 2007 Per Square Foot Values
By Above Grade Living Area**



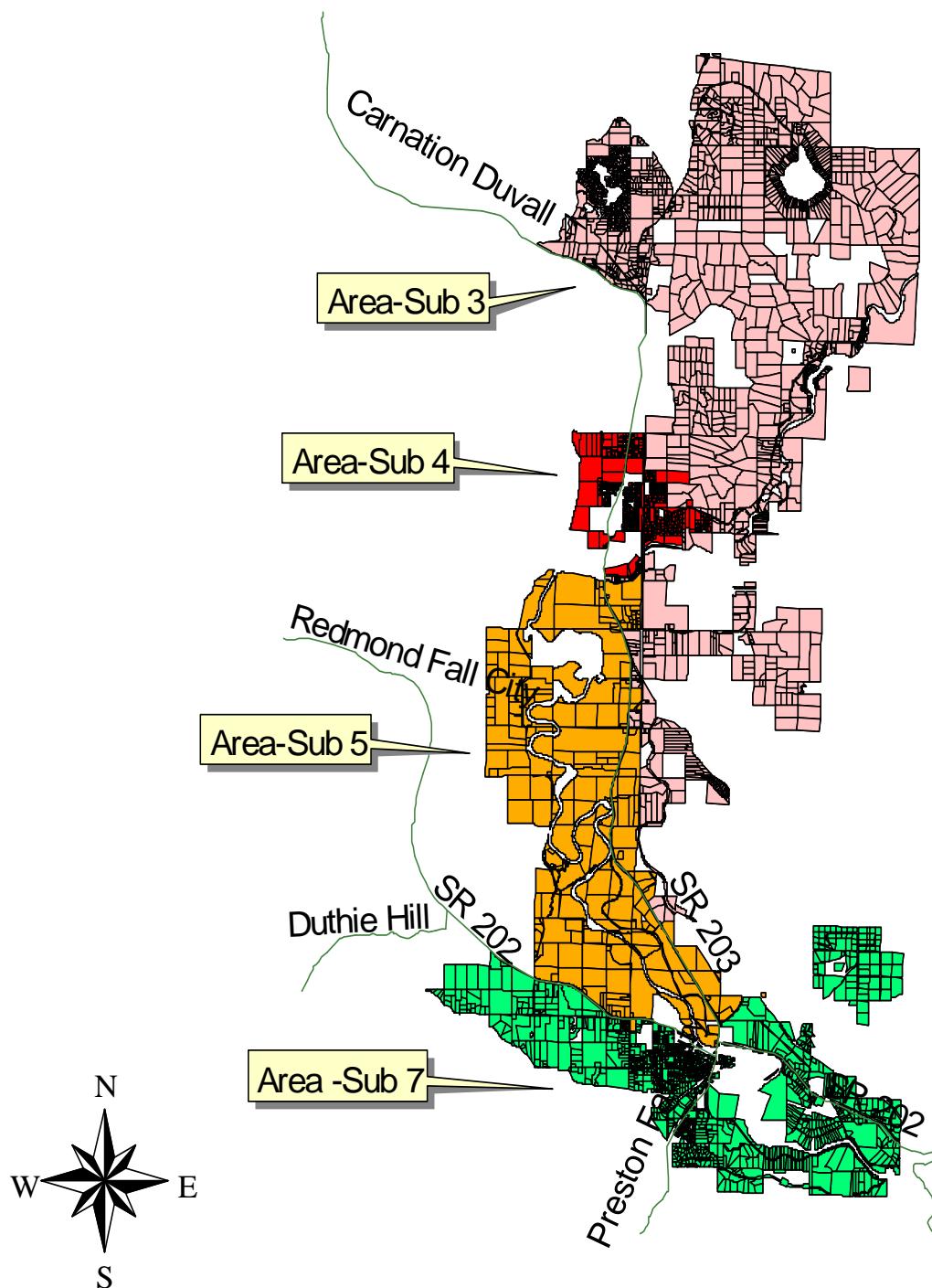
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2006 and 2007 Per Square Foot Values By Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Area 94



Annual Update Process

Data Utilized

Available sales closed from 1/1/2004 through 12/31/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 46 usable land sales available in the area, and their 2006 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 5% increase in land assessments in the area for the 2007 Assessment Year. The formula is:

$$2007 \text{ Land Value} = 2006 \text{ Land Value} \times 1.05, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 391 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, grades below 6 have ratios (assessed value/sales price) lower than the population and would receive a larger upward adjustment than the population as a whole. Grades above 8 have ratios (assessed value/sales price) lower than the population and would receive a smaller upward adjustment.

The derived adjustment formula is:

$$2007 \text{ Total Value} = 2006 \text{ Total Value} / .8876073 - .09691244 \text{ (if grade } < 6) + .06061056 \text{ (if grade } > 8)$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2007 \text{ Improvements Value} = 2007 \text{ Total Value} \text{ minus } 2007 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2007 Land Value + Previous Improvement Value * 1.16)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2007 Land Value + Previous Improvement Value * 1.00).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *If residential properties exist on commercially zoned land, there is no change from previous value. (2007 total value = 2006 total value)

Mobile Home Update

There were 44 mobile home sales available for a separate analysis. Mobile home sales indicate that the mobile homes need to be adjusted up by 11%. The resulting total value is calculated as follows:

$$2007 \text{ Total Value} = (\text{2006 Land Value} + \text{Previous Improvement Value}) * 1.11, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 94 Annual Update Model Adjustments

2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

12.66%

<Grade 6 Yes

% Adjustment 13.81%

>Grade 8 Yes

% Adjustment -7.20%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, grades below 6 would *approximately* receive a 26.47% upward adjustment (12.66% + 13.81%). Many of the homes with grades below 6 are located in the cities of Carnation and Fall City. While modest homes, they are still viable living units. 291 parcels would receive this adjustment or 11.4% of the population.

Grades above 8 would *approximately* receive a 5.46% upward adjustment (12.66% - 7.20%). 304 parcels would receive this adjustment or 11.9% of the population.

This model corrects for these strata differences.

76.7% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 94 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is .974

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
5	33	0.763	0.963	26.2%	0.877	1.049
6	85	0.839	0.943	12.4%	0.903	0.983
7	141	0.865	0.973	12.5%	0.944	1.003
8	91	0.880	0.990	12.5%	0.957	1.023
9	27	0.932	0.982	5.4%	0.924	1.039
10	14	0.937	0.988	5.4%	0.881	1.095
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1900-1960	64	0.799	0.939	17.5%	0.882	0.996
1961-1970	28	0.876	0.993	13.4%	0.916	1.070
1971-1980	86	0.869	0.975	12.1%	0.941	1.009
1981-1990	87	0.880	0.983	11.6%	0.945	1.021
1991-2000	102	0.873	0.971	11.2%	0.939	1.004
>2000	24	0.931	0.998	7.2%	0.935	1.061
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Fair	13	0.898	0.986	9.9%	0.937	1.036
Average	609	0.928	0.981	5.7%	0.975	0.987
Good	117	0.903	0.984	9.0%	0.970	0.999
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	206	0.855	0.969	13.4%	0.945	0.993
1.5	40	0.847	0.969	14.3%	0.902	1.036
2	143	0.885	0.976	10.3%	0.947	1.005
2.5	2	1.181	1.274	7.9%	0.241	2.308
Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<1001	43	0.799	0.922	15.4%	0.865	0.980
1001-1500	130	0.838	0.953	13.7%	0.922	0.984
1501-2000	100	0.875	0.989	13.0%	0.953	1.026
2001-2500	69	0.898	1.001	11.4%	0.959	1.042
>2500	49	0.903	0.976	8.1%	0.929	1.024

Area 94 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is .974

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

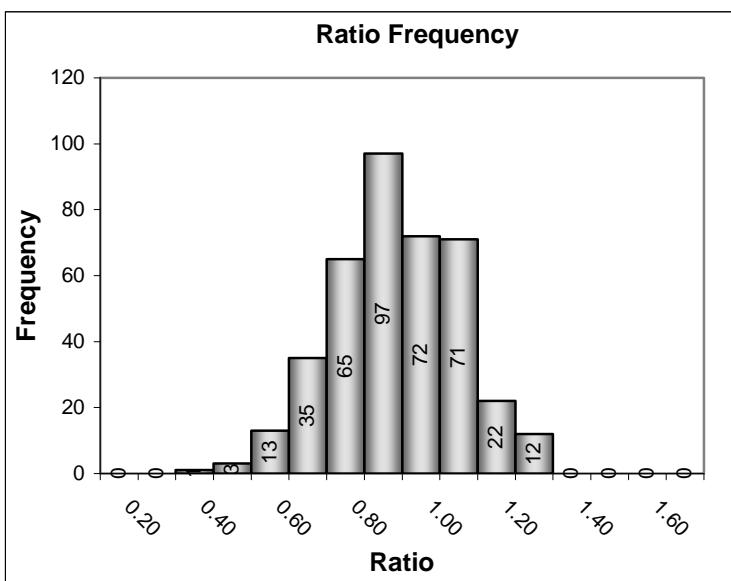
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	350	0.865	0.971	12.3%	0.952	0.990
Y	41	0.899	0.994	10.6%	0.933	1.054
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	355	0.868	0.974	12.2%	0.956	0.993
Y	36	0.877	0.972	10.9%	0.906	1.038
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
3	148	0.861	0.961	11.6%	0.933	0.990
4	114	0.898	1.014	13.0%	0.984	1.045
5	7	0.715	0.828	15.8%	0.655	1.002
7	122	0.867	0.968	11.7%	0.934	1.002
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
03000-08000	25	0.830	0.957	15.4%	0.874	1.041
08001-12000	57	0.863	0.970	12.4%	0.924	1.017
12001-16000	59	0.852	0.960	12.7%	0.919	1.001
16001-20000	52	0.871	0.980	12.6%	0.938	1.022
20001-30000	68	0.921	1.037	12.6%	0.996	1.078
30001-43559	24	0.881	0.981	11.3%	0.896	1.066
1AC-3AC	60	0.831	0.923	11.1%	0.872	0.974
3.01AC-5AC	24	0.892	0.988	10.8%	0.903	1.074
>5AC	22	0.877	0.971	10.7%	0.877	1.065

Annual Update Ratio Study Report (Before)

2006 Assessments

District/Team: NE/Team 3	Lien Date: 01/01/2006	Date of Report: 2/6/2007	Sales Dates: 1/2004 - 12/2006
Area Carnation/Fall City	Appr ID: JPIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 391			
Mean Assessed Value	333,300		
Mean Sales Price	383,400		
Standard Deviation AV	122,009		
Standard Deviation SP	143,932		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.886		
Median Ratio	0.884		
Weighted Mean Ratio	0.869		
UNIFORMITY			
Lowest ratio	0.390		
Highest ratio:	1.271		
Coefficient of Dispersion	14.83%		
Standard Deviation	0.162		
Coefficient of Variation	18.27%		
Price Related Differential (PRD)	1.019		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.860		
Upper limit	0.902		
95% Confidence: Mean			
Lower limit	0.870		
Upper limit	0.902		
SAMPLE SIZE EVALUATION			
N (population size)	2553		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.162		
Recommended minimum:	42		
Actual sample size:	391		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	198		
# ratios above mean:	193		
Z:	0.253		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



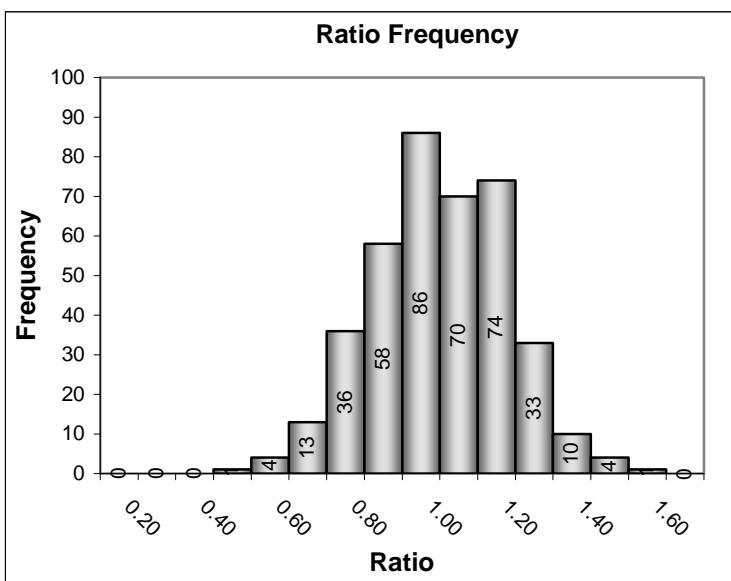
COMMENTS:

1 to 3 Unit Residences throughout area 94

Annual Update Ratio Study Report (After)

2007 Assessments

District/Team: NE/Team 3	Lien Date: 01/01/2007	Date of Report: 2/6/2007	Sales Dates: 1/2004 - 12/2006
Area Carnation/Fall City	Appr ID: JPIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 390			
Mean Assessed Value	373,400		
Mean Sales Price	383,400		
Standard Deviation AV	126,997		
Standard Deviation SP	143,932		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	0.997		
Weighted Mean Ratio	0.974		
UNIFORMITY			
Lowest ratio	0.490		
Highest ratio:	1.504		
Coefficient of Dispersion	14.62%		
Standard Deviation	0.180		
Coefficient of Variation	18.03%		
Price Related Differential (PRD)	1.025		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.975		
Upper limit	1.019		
95% Confidence: Mean			
Lower limit	0.981		
Upper limit	1.016		
SAMPLE SIZE EVALUATION			
N (population size)	2553		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.180		
Recommended minimum:	52		
Actual sample size:	390		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	196		
# ratios above mean:	194		
Z:	0.101		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout area 94

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 94
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	404550	0615	5/29/05	\$265,000	640	0	5	1945	2	25865	Y	Y	10709 E LAKE JOY DR NE
003	801610	0085	4/27/06	\$233,000	720	0	5	1910	3	7750	N	N	9404 CARNATION-DUVALL RD NE
003	332607	9054	10/14/04	\$294,500	860	0	5	1981	3	172062	N	N	32025 NE 112TH ST
003	865680	0030	12/22/05	\$243,000	1030	0	5	1990	3	13720	N	N	7820 TOLT RIVER RD NE
003	232507	9033	4/28/06	\$220,000	1150	0	5	1968	3	91912	N	N	3424 LAKE LANGLOIS RD NE
003	404550	0835	8/1/06	\$430,000	1150	0	5	1965	4	17906	Y	Y	10808 W LAKE JOY DR NE
003	404550	1000	10/28/05	\$337,000	1580	0	5	1986	3	142005	N	N	10715 W LAKE JOY DR NE
003	282507	9001	10/16/06	\$735,000	1930	0	5	1930	3	501376	N	N	32127 NE 24TH ST
003	262507	9008	11/16/05	\$475,000	2120	0	5	1925	5	793663	Y	N	1604 344TH AVE NE
003	272607	9097	1/23/04	\$165,000	660	0	6	1950	4	21450	N	N	11830 KELLY RD NE
003	404550	0610	9/23/05	\$299,950	670	0	6	1995	4	18114	Y	Y	10713 E LAKE JOY DR NE
003	042507	9005	1/3/06	\$235,000	700	0	6	1910	3	92783	N	N	31435 NE STILLWATER HILL RD
003	404550	0501	10/16/06	\$307,500	820	0	6	1981	3	34000	N	N	11122 E LAKE JOY DR NE
003	404671	0610	4/24/06	\$275,000	960	0	6	1981	3	11454	N	N	31117 NE 114TH CT
003	152507	9046	5/20/04	\$399,950	990	0	6	1963	3	534045	N	N	32923 NE 60TH ST
003	152507	9046	7/21/05	\$425,000	990	0	6	1963	3	534045	N	N	32923 NE 60TH ST
003	404550	0130	11/8/04	\$250,000	1040	0	6	1989	3	20524	Y	Y	11242 W LAKE JOY DR NE
003	404550	0130	10/4/06	\$316,000	1040	0	6	1989	3	20524	Y	Y	11242 W LAKE JOY DR NE
003	404650	0250	6/27/05	\$278,000	1050	0	6	1967	3	26810	N	N	10413 316TH AVE NE
003	404650	0910	7/22/05	\$362,500	1050	0	6	1980	2	20673	Y	Y	31644 NE 106TH ST
003	342607	9009	10/25/06	\$375,000	1090	0	6	1966	2	199940	N	N	32805 NE 108TH ST
003	052507	9026	6/20/05	\$270,000	1150	0	6	1944	3	692168	N	N	9730 CARNATION-DUVALL RD NE
003	404550	0530	10/20/04	\$312,500	1200	0	6	1965	4	18605	Y	Y	10777 E LAKE JOY DR NE
003	404650	0830	7/20/04	\$338,000	1240	560	6	1985	3	22368	Y	Y	10603 320TH AVE NE
003	222507	9019	7/2/04	\$260,000	1420	0	6	1920	4	48351	N	N	32808 NE 24TH ST
003	404550	0665	5/3/06	\$422,000	1480	0	6	1939	4	35466	N	N	10706 E LAKE JOY DR NE
003	272507	9046	6/17/05	\$385,000	2310	0	6	1986	4	223462	N	N	2203 328TH AVE NE
003	404550	0660	11/16/05	\$465,000	2470	0	6	1952	4	165528	N	N	10712 E LAKE JOY DR NE
003	404650	0900	2/23/05	\$334,900	800	800	7	1967	4	18204	Y	Y	31654 NE 106TH ST
003	404650	0590	7/6/06	\$312,000	960	0	7	1980	3	17374	N	N	31802 NE 104TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	865710	0100	6/23/04	\$329,500	980	640	7	1975	5	16734	Y	Y	32220 NE 32ND ST
003	404670	0220	9/21/06	\$379,000	990	760	7	1979	3	15848	N	N	10204 319TH AVE NE
003	404670	0020	5/10/05	\$280,000	1040	480	7	1979	3	15063	N	N	10211 317TH AVE NE
003	404670	0120	7/30/04	\$265,000	1070	920	7	1979	3	15181	N	N	31809 NE 103RD ST
003	404671	0570	7/2/04	\$249,950	1080	440	7	1992	3	12158	N	N	31208 NE 114TH ST
003	404671	0520	10/24/05	\$270,000	1080	0	7	1985	3	9938	N	N	31540 NE 114TH ST
003	404671	0520	8/3/06	\$329,000	1080	0	7	1985	3	9938	N	N	31540 NE 114TH ST
003	404660	0480	12/2/04	\$254,449	1130	770	7	1978	2	31013	N	N	11151 318TH PL NE
003	404670	0360	10/31/06	\$354,950	1130	530	7	1979	3	15087	N	N	31758 NE 103RD ST
003	404650	1460	2/28/05	\$269,950	1140	530	7	1978	3	15429	N	N	11005 312TH AVE NE
003	404660	0420	8/23/05	\$289,000	1170	0	7	1980	3	17765	N	N	31730 NE 111TH ST
003	404660	0420	2/13/06	\$299,000	1170	0	7	1980	3	17765	N	N	31730 NE 111TH ST
003	404660	0690	8/23/04	\$257,950	1190	0	7	1989	3	18253	N	N	31980 NE 114TH PL
003	282607	9051	4/26/04	\$224,500	1200	0	7	1971	4	13860	N	N	12024 FAY RD NE
003	404660	0740	3/18/05	\$279,500	1230	660	7	1979	3	23149	N	N	11504 320TH AVE NE
003	404660	1430	8/5/05	\$281,000	1240	0	7	1979	3	15000	N	N	31213 NE 111TH ST
003	404660	1430	3/6/06	\$323,900	1240	0	7	1979	3	15000	N	N	31213 NE 111TH ST
003	332607	9022	3/15/06	\$334,950	1250	0	7	1965	3	26323	Y	N	30915 NE 104TH ST
003	404650	0600	11/17/04	\$241,950	1250	0	7	1978	3	17485	N	N	31656 NE 104TH ST
003	404550	0540	9/30/05	\$324,950	1250	0	7	1978	3	13725	Y	Y	10769 E LAKE JOY DR NE
003	404660	0870	6/13/05	\$282,000	1260	0	7	1979	3	17550	N	N	11122 320TH AVE NE
003	262607	9069	4/21/06	\$318,500	1290	0	7	1986	3	43808	N	N	11728 E LAKE JOY DR NE
003	102507	9076	11/27/06	\$432,000	1320	0	7	1989	3	213879	N	N	33419 NE 60TH ST
003	404660	1270	8/9/04	\$315,000	1340	0	7	1978	3	14024	Y	Y	31312 NE 111TH PL
003	404650	0330	5/23/05	\$310,000	1340	240	7	1979	4	16157	N	N	31649 NE 104TH ST
003	042507	9055	4/14/06	\$380,000	1360	0	7	1988	3	36590	N	N	32047 NE 94TH ST
003	404660	1470	9/23/05	\$295,000	1370	0	7	1979	3	14721	N	N	31305 NE 111TH ST
003	404660	0780	9/18/06	\$300,000	1380	0	7	1979	3	17550	N	N	11410 320TH AVE NE
003	102507	9058	5/18/05	\$340,000	1390	0	7	1980	3	259182	N	N	32921 NE 78TH ST
003	404670	0340	11/3/06	\$345,000	1400	0	7	1979	3	16866	N	N	10221 318TH AVE NE
003	404650	0140	5/23/05	\$225,000	1410	0	7	1980	4	15134	N	N	31307 NE 106TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	404671	0300	8/26/05	\$292,850	1430	0	7	1979	3	12180	N	N	31811 NE 115TH PL
003	404650	0410	7/9/04	\$257,000	1440	0	7	1979	3	22862	N	N	10406 320TH AVE NE
003	404650	1380	5/26/06	\$365,000	1440	0	7	1994	3	16205	N	N	10808 313TH AVE NE
003	404650	0440	3/29/04	\$231,000	1440	0	7	1979	3	14998	N	N	10430 320TH AVE NE
003	865680	0020	3/12/04	\$235,000	1450	0	7	1990	3	11480	N	N	7900 TOLT RIVER RD NE
003	272507	9048	5/4/05	\$485,000	1460	0	7	1985	3	221720	N	N	2145 328TH AVE NE
003	404650	0790	6/20/05	\$259,000	1480	0	7	1979	3	18399	N	N	31810 NE 105TH PL
003	404650	0800	6/15/05	\$290,000	1480	0	7	1979	3	15661	N	N	31815 NE 105TH PL
003	342607	9075	3/9/04	\$302,000	1490	0	7	1989	3	83635	N	N	32529 NE BIG ROCK RD
003	404660	1230	8/11/06	\$395,000	1500	0	7	1994	3	14673	Y	N	31323 NE 111TH PL
003	404670	0070	8/29/05	\$355,250	1520	910	7	1979	3	15059	N	N	31733 NE 102ND PL
003	404660	0410	2/11/04	\$272,000	1570	0	7	1990	3	21826	N	N	31722 NE 111TH ST
003	404660	0310	6/28/06	\$380,000	1610	0	7	1997	3	19282	N	N	31727 NE 114TH ST
003	404660	1150	9/22/06	\$363,600	1610	0	7	1989	3	15000	N	N	31809 NE 111TH ST
003	404671	0330	5/5/04	\$260,000	1620	0	7	1990	3	16606	N	N	31822 NE 115TH PL
003	404660	0520	7/28/06	\$385,000	1630	0	7	1987	3	14936	N	N	11126 318TH PL NE
003	404650	0320	8/25/05	\$360,000	1660	0	7	1990	3	16275	N	N	31635 NE 104TH ST
003	404650	1440	9/26/05	\$309,000	1680	0	7	1980	3	15000	N	N	31212 NE 110TH ST
003	404650	1440	10/27/06	\$333,500	1680	0	7	1980	3	15000	N	N	31212 NE 110TH ST
003	142507	9003	5/8/06	\$635,000	1700	0	7	1992	3	559162	Y	Y	5226 TOLT RIVER RD NE
003	404660	0830	4/12/05	\$335,000	1700	0	7	1997	3	17550	N	N	11222 320TH AVE NE
003	404671	0220	2/7/05	\$289,950	1720	0	7	1990	3	14075	N	N	11426 317TH AVE NE
003	262607	9001	4/5/06	\$630,000	1850	0	7	1997	3	909968	N	N	34032 NE LAKE JOY RD
003	262607	9040	3/24/06	\$491,950	1870	0	7	1987	3	209959	N	N	12308 342ND AVE NE
003	404670	0250	10/21/04	\$284,950	1880	0	7	1979	3	18413	N	N	10226 319TH AVE NE
003	404660	1460	11/7/06	\$449,000	1880	0	7	1978	3	14653	N	N	31237 NE 111TH ST
003	404660	0350	10/28/05	\$379,950	1950	0	7	1990	3	16889	N	N	11226 317TH AVE NE
003	362607	9019	6/15/06	\$542,500	2000	0	7	1997	3	139392	N	N	10804 356TH AVE NE
003	404550	0680	4/13/04	\$526,000	2030	0	7	1991	3	20427	Y	Y	10671 E LAKE JOY DR NE
003	404671	0050	1/16/04	\$340,000	2180	0	7	1977	3	17180	Y	Y	11232 312TH AVE NE
003	262607	9023	2/13/04	\$315,000	2200	0	7	1996	3	87206	N	N	11608 E LAKE JOY DR NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	342607	9058	7/13/05	\$375,000	2220	0	7	1985	3	57499	N	N	32510 NE 111TH ST
003	404650	0500	8/24/05	\$340,000	2250	0	7	1988	3	16513	N	N	10510 320TH AVE NE
003	332607	9081	7/2/04	\$414,950	2340	0	7	1990	3	207345	N	N	10035 318TH AVE NE
003	404660	0110	8/13/04	\$540,000	2380	0	7	1980	3	13681	Y	Y	31727 NE 110TH ST
003	122507	9025	7/18/06	\$680,000	2430	0	7	1997	3	71874	N	Y	36013 NE 80TH ST
003	342607	9017	4/27/06	\$649,000	2460	0	7	1986	5	217800	N	N	11218 KELLY RD NE
003	404671	0210	7/11/06	\$490,000	2460	0	7	1990	3	14076	N	N	31720 NE 114TH ST
003	404650	0560	8/25/05	\$365,650	2570	0	7	1978	4	21213	N	N	31830 NE 104TH ST
003	865680	0210	5/18/06	\$600,000	2610	0	7	1989	3	78843	N	N	7709 TOLT RIVER RD NE
003	262607	9072	5/20/04	\$360,000	2820	0	7	1988	3	48351	N	N	34302 NE 116TH ST
003	102507	9053	1/18/05	\$345,000	1310	360	8	1976	3	70131	N	N	33106 NE 66TH ST
003	342607	9039	10/4/04	\$320,000	1530	1660	8	1972	4	21457	N	N	10516 KELLY RD NE
003	865680	0200	12/9/05	\$420,000	1620	550	8	1990	4	77536	N	N	7819 TOLT RIVER RD NE
003	404650	0210	2/17/04	\$260,000	1730	0	8	1990	3	33877	N	N	31435 NE 106TH ST
003	404550	0195	8/26/05	\$399,950	1740	0	8	1996	3	104979	N	N	11427 W LAKE JOY DR NE
003	404550	0195	2/22/06	\$428,000	1740	0	8	1996	3	104979	N	N	11427 W LAKE JOY DR NE
003	404650	0150	4/5/06	\$385,000	1770	0	8	1989	3	15483	N	N	31317 NE 106TH ST
003	865710	0240	4/22/05	\$549,000	1860	0	8	1980	3	81375	Y	Y	31710 NE 32ND ST
003	404550	0400	7/31/06	\$550,000	1950	0	8	1948	4	20850	Y	Y	11113 E LAKE JOY DR NE
003	404660	1080	5/31/05	\$365,000	1990	0	8	1990	3	17037	N	N	31702 NE 110TH ST
003	404550	0305	3/27/06	\$598,000	2020	450	8	1997	3	35775	Y	Y	11325 E LAKE JOY DR NE
003	222507	9038	2/7/05	\$458,800	2080	1000	8	1982	3	75794	N	Y	3904 331ST AVE NE
003	332607	9088	5/13/04	\$348,000	2090	0	8	1998	3	44431	N	N	32110 NE 110TH CT
003	332607	9088	2/27/06	\$469,950	2090	0	8	1998	3	44431	N	N	32110 NE 110TH CT
003	404650	1130	7/13/06	\$437,000	2090	0	8	2001	3	13996	N	N	31311 NE 108TH ST
003	404550	0840	11/22/05	\$650,000	2100	860	8	1978	4	25248	Y	Y	10814 W LAKE JOY DR NE
003	865710	0050	1/6/05	\$397,000	2180	0	8	1999	3	23625	N	Y	32330 NE 32ND ST
003	404650	0010	12/9/04	\$357,600	2200	0	8	2001	3	18959	N	N	31103 NE 110TH ST
003	404650	1220	8/8/05	\$535,000	2340	0	8	1990	3	12891	N	Y	31431 NE 108TH ST
003	404670	0090	6/1/05	\$335,000	2350	0	8	1980	3	17685	N	N	31749 NE 102ND PL
003	404650	1090	3/9/05	\$340,000	2400	0	8	1991	3	23674	N	Y	31318 NE 106TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	404550	0620	10/11/05	\$659,950	2530	0	8	1993	3	25741	Y	Y	10705 E LAKE JOY DR NE
003	272607	9111	8/4/04	\$419,950	2560	0	8	1995	3	56628	N	N	12332 334TH AVE NE
003	262607	9081	11/17/05	\$645,000	2780	0	8	1999	3	455202	N	N	34808 NE MOSS CREEK WAY
003	404550	0486	4/7/06	\$710,000	2870	0	8	2001	3	110206	Y	N	11234 E LAKE JOY DR NE
003	102507	9036	6/16/05	\$489,990	3050	0	8	1980	3	209088	N	N	33911 NE 66TH ST
003	102507	9070	12/27/05	\$721,000	3190	0	8	1985	3	219978	N	N	33705 NE 60TH ST
003	404671	0070	3/21/05	\$445,000	1660	0	9	2005	3	12696	Y	Y	31203 NE 114TH ST
003	232507	9035	8/26/05	\$455,000	2040	0	9	1990	3	226574	N	Y	3715 LAKE LANGLOIS RD NE
003	404650	0880	6/28/04	\$540,000	2070	490	9	1982	3	23532	Y	Y	31800 NE 106TH ST
003	342507	9105	10/12/04	\$597,000	2130	900	9	1972	3	131551	N	N	32517 SE 3RD ST
003	404650	1260	9/1/04	\$495,500	2200	1350	9	2006	3	25153	Y	Y	31432 NE 108TH ST
003	195463	0070	9/14/05	\$580,500	2900	0	9	1995	3	37938	Y	N	9328 318TH PL NE
003	404550	0565	3/27/06	\$950,000	3080	0	9	2000	3	29481	Y	Y	10749 E LAKE JOY DR NE
003	342507	9106	10/27/04	\$630,000	3190	0	9	1997	3	138520	Y	N	123 W GRIFFIN CREEK RD NE
003	404660	0030	8/20/04	\$625,000	1990	0	10	1982	3	18460	Y	Y	10823 320TH AVE NE
003	404660	0030	4/19/06	\$750,000	1990	0	10	1982	3	18460	Y	Y	10823 320TH AVE NE
003	272607	9134	11/5/04	\$572,000	2232	0	10	1999	3	125888	N	N	11918 338TH AVE NE
003	272607	9117	3/28/05	\$599,950	2730	0	10	1999	3	145490	N	N	33733 NE 122ND ST
003	142507	9064	2/23/05	\$615,000	2790	1560	10	2003	3	276170	Y	N	4625 TOLT RIVER RD NE
003	142507	9064	8/25/06	\$700,000	2790	1560	10	2003	3	276170	Y	N	4625 TOLT RIVER RD NE
003	272607	9113	9/20/04	\$520,000	3100	0	10	1999	3	62291	N	N	33513 NE 122ND ST
003	272607	9126	11/15/04	\$590,000	3120	0	10	2001	3	131551	N	N	11800 338TH AVE NE
003	272607	9131	3/8/04	\$515,000	3220	0	10	2001	3	79715	N	N	12237 337TH PL SE
003	342607	9008	8/6/04	\$512,000	3490	0	10	2000	3	235659	N	N	10930 KELLY RD NE
003	022507	9041	8/22/05	\$820,000	4240	0	10	2004	3	791049	N	N	8625 353RD AVE NE
004	865590	0420	5/20/04	\$208,000	780	0	5	1952	4	15143	N	N	5618 CARNATION-DUVALL RD NE
004	865830	0745	5/10/06	\$330,000	890	0	5	1913	3	5000	N	N	32215 E BIRD ST
004	156196	0010	6/16/06	\$255,000	910	0	5	1926	5	18032	N	N	32425 NE 45TH ST
004	865830	2495	9/13/05	\$219,950	1020	0	5	1913	3	5000	N	N	31861 W MORRISON ST
004	865830	0790	8/7/06	\$285,000	1150	0	5	1923	3	7500	N	N	32242 E ENTWISTLE ST
004	865830	0145	5/21/04	\$181,500	1180	0	5	1910	3	7500	N	N	32251 W MORRISON ST

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004	865830	2635	11/23/05	\$375,000	1340	0	5	1912	3	16385	N	N	4963 TOLT AVE
004	865830	0410	6/15/04	\$205,000	1530	0	5	1981	3	11200	N	N	32240 E REITZE ST
004	865830	0410	7/24/06	\$291,000	1530	0	5	1981	3	11200	N	N	32240 E REITZE ST
004	721136	0160	3/17/06	\$260,000	860	690	6	1984	3	10603	N	N	4206 REGENCY PL
004	865830	1065	9/24/04	\$181,000	860	0	6	1926	3	7500	N	N	32112 E BIRD ST
004	117000	0190	12/2/04	\$217,000	910	0	6	1978	4	9900	N	N	4931 327TH AVE NE
004	721136	0240	4/22/05	\$245,950	960	0	6	1985	3	13681	N	N	4410 ROYAL CT
004	721136	0240	6/21/06	\$321,000	960	0	6	1985	4	13681	N	N	4410 ROYAL CT
004	721133	0200	12/6/05	\$290,000	980	200	6	1979	3	11625	N	N	32002 REGAL ST
004	721134	0100	12/8/06	\$307,500	980	450	6	1980	3	11616	N	N	4309 KINGS CT
004	721134	0150	1/18/05	\$249,000	980	650	6	1980	4	10042	N	N	4200 KINGS CT
004	721134	0070	3/1/05	\$254,950	980	650	6	1980	4	9375	N	N	4203 KINGS CT
004	721135	0100	7/18/06	\$325,000	980	0	6	1980	3	8000	N	N	4199 REGAL ST
004	721133	0120	5/19/05	\$224,000	980	450	6	1979	3	7700	N	N	32207 REGAL ST
004	865590	0090	4/7/05	\$299,500	990	0	6	1981	3	25458	N	N	5710 322ND AVE NE
004	865830	3135	3/29/05	\$246,000	990	0	6	1913	5	10000	N	N	31603 W RUTHERFORD ST
004	721134	0030	6/12/06	\$287,000	1010	0	6	1979	3	10168	N	N	4105 KINGS CT
004	721133	0100	5/9/06	\$306,500	1010	0	6	1979	3	8400	N	N	32203 E BLANCHE ST
004	721135	0010	5/11/04	\$222,500	1010	0	6	1980	4	8190	N	N	4103 REGAL ST
004	865830	1595	12/14/05	\$275,500	1010	0	6	1925	4	5000	N	N	32136 E RUTHERFORD ST
004	117000	0340	11/8/04	\$202,000	1050	0	6	1986	3	9900	N	N	4976 328TH AVE NE
004	721136	0220	6/14/05	\$229,950	1070	0	6	1985	3	8500	N	N	4402 ROYAL CT
004	152507	9053	4/26/04	\$199,000	1080	0	6	1966	3	36920	N	N	32502 NE 45TH ST
004	721136	0200	8/16/05	\$252,300	1090	0	6	1986	3	11969	N	N	4308 ROYAL CT
004	865830	3600	11/29/06	\$312,000	1090	0	6	1913	5	7500	N	N	31760 W ENTWISTLE ST
004	865830	2916	1/13/06	\$285,000	1090	0	6	1968	3	6805	N	N	31733 W MORRISON ST
004	865830	0115	9/14/05	\$248,000	1100	0	6	1977	3	7500	N	N	32331 W MORRISON ST
004	865830	0025	4/25/06	\$275,000	1100	0	6	1977	3	7500	N	N	4952 MILWAUKEE AVE
004	721135	0160	6/13/06	\$279,000	1140	0	6	1980	3	9000	N	N	4106 REGAL ST
004	152507	9055	9/14/04	\$212,000	1190	0	6	1917	4	19337	N	N	32404 NE 50TH ST
004	865590	0035	5/26/05	\$250,000	1200	0	6	1913	3	34057	N	N	5922 322ND AVE NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	865830	1365	7/11/05	\$212,500	1200	0	6	1977	3	7500	N	N	32133 W MORRISON ST
004	865830	1365	3/29/06	\$278,000	1200	0	6	1977	3	7500	N	N	32133 W MORRISON ST
004	721135	0080	7/19/05	\$260,000	1220	0	6	1980	3	10283	N	N	32204 QUEENS CT
004	721135	0130	9/8/05	\$275,000	1220	0	6	1980	3	9600	N	N	4202 REGAL ST
004	865830	0815	4/12/06	\$264,000	1240	0	6	1936	4	10084	N	N	4503 MILWAUKEE AVE
004	117000	0050	11/16/06	\$294,400	1260	0	6	1969	2	9900	N	N	4927 326TH AVE NE
004	117000	0180	7/29/04	\$235,000	1280	0	6	1979	4	9900	N	N	4941 327TH AVE NE
004	721136	0140	8/11/05	\$265,000	1320	0	6	1984	3	13290	N	N	4202 REGENCY PL
004	865830	1195	3/22/05	\$243,000	1330	0	6	1912	3	5000	N	N	32021 E RUTHERFORD ST
004	865830	1050	7/20/05	\$243,000	1360	0	6	1960	3	5000	N	N	32022 E BIRD ST
004	865830	3420	12/10/04	\$276,000	1400	0	6	1926	4	12500	N	N	31760 W BIRD ST
004	117000	0440	12/26/06	\$319,900	1400	0	6	1981	4	10114	N	N	4846 328TH AVE NE
004	865830	2535	5/25/06	\$227,000	1490	0	6	1913	2	5000	N	N	31825 W MORRISON ST
004	865830	2535	6/2/05	\$150,000	1490	0	6	1913	2	5000	N	N	31825 W MORRISON ST
004	865830	3535	6/2/04	\$235,000	1640	0	6	1923	3	10000	N	N	31630 W ENTWISTLE ST
004	865630	0385	11/30/05	\$323,500	1710	0	6	1986	3	19115	N	N	5601 320TH AVE NE
004	865630	0035	5/21/04	\$267,000	1740	0	6	2003	3	17980	N	N	5811 CARNATION-DUVALL RD NE
004	865830	1860	4/6/05	\$240,000	840	0	7	1996	3	7975	N	N	32009 W COMMERCIAL ST
004	865830	2890	4/9/04	\$218,000	860	0	7	1950	4	7500	N	N	31751 W MORRISON ST
004	865830	1250	5/8/06	\$330,500	1010	0	7	1915	4	3700	N	N	32010 E REITZE ST
004	865630	0140	2/10/04	\$254,600	1100	420	7	1997	3	9375	N	N	5804 320TH AVE NE
004	138930	0120	12/6/04	\$285,000	1250	0	7	1997	3	22109	N	N	32560 NE 46TH PL
004	138930	0040	3/22/04	\$262,000	1250	0	7	1996	3	18023	N	N	4541 325TH AVE NE
004	865830	1615	8/10/04	\$255,000	1410	0	7	1996	3	8249	N	N	4928 SPILLMAN AVE
004	865630	0350	10/2/06	\$338,000	1460	0	7	1998	3	13816	N	N	31910 NE 55TH ST
004	138931	0120	10/24/05	\$368,000	1500	0	7	1997	3	19319	N	N	5029 326TH PL NE
004	865830	3045	7/25/05	\$254,950	1530	0	7	1980	3	7523	N	N	31764 W RUTHERFORD ST
004	865630	0120	3/9/06	\$365,000	1630	0	7	2000	3	14303	N	N	5506 320TH AVE NE
004	865630	0380	7/15/04	\$275,000	1650	0	7	1998	3	13816	N	N	31928 NE 55TH ST
004	865630	0345	5/28/05	\$299,950	1650	0	7	1998	3	13816	N	N	31904 NE 55TH ST
004	865630	0360	7/27/06	\$374,950	1650	0	7	1998	3	13816	N	N	31916 NE 55TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	138931	0130	6/22/04	\$305,000	1676	0	7	1997	3	18778	N	N	5021 326TH PL NE
004	138930	0070	5/5/06	\$345,000	1690	0	7	1997	3	21789	N	N	32512 NE 46TH PL
004	138931	0040	1/26/04	\$290,000	1710	0	7	1997	3	22821	N	N	5046 326TH PL NE
004	138931	0080	8/26/04	\$325,000	1710	0	7	1997	3	18038	N	N	5049 326TH PL NE
004	138931	0020	3/22/04	\$284,950	1740	0	7	1997	3	21888	N	N	5034 326TH PL NE
004	138930	0180	6/13/05	\$375,000	1830	0	7	1997	3	21852	N	N	32535 NE 46TH PL
004	117000	0430	9/22/04	\$267,000	2010	0	7	1981	4	10156	N	N	4796 328TH AVE NE
004	856220	0020	5/5/05	\$357,500	1600	0	8	1997	3	20003	N	N	31570 W MORRISON CT
004	816100	0130	4/1/04	\$302,000	1810	0	8	1992	3	23004	N	N	32880 NE 43RD CIR
004	816101	0170	4/27/04	\$317,500	1900	0	8	1993	3	21787	N	N	32880 NE 40TH CIR
004	733295	0030	4/15/05	\$359,950	1910	0	8	1998	3	15002	N	N	33420 NE 43RD PL
004	733295	0030	5/24/06	\$450,000	1910	0	8	1998	3	15002	N	N	33420 NE 43RD PL
004	816102	0010	4/20/05	\$347,950	1920	0	8	1994	3	21782	N	N	4490 326TH AVE NE
004	816101	0090	4/16/04	\$310,000	1920	0	8	1993	3	21780	N	N	32985 NE 40TH PL
004	816100	0170	8/16/04	\$345,800	1960	0	8	1990	3	22219	N	N	32811 NE 43RD CIR
004	156196	0050	8/1/06	\$497,000	1960	0	8	1998	3	19568	N	N	4370 325TH AVE NE
004	816100	0160	12/21/04	\$342,500	1970	0	8	1992	3	22693	N	N	32800 NE 43RD CIR
004	156196	0030	7/13/05	\$409,950	2000	0	8	1998	3	15048	N	N	325TH AVE NE
004	816102	0060	3/22/04	\$337,500	2040	0	8	1994	3	21781	N	N	4290 326TH AVE NE
004	856220	0030	6/7/05	\$398,000	2050	0	8	1997	3	20000	N	N	31550 W MORRISON CT
004	816100	0140	9/24/04	\$364,000	2090	0	8	1992	3	21812	N	N	32860 NE 43RD CIR
004	156196	0080	10/26/05	\$454,000	2100	0	8	1998	3	18077	N	N	4375 325TH AVE NE
004	816100	0050	5/4/04	\$348,000	2200	0	8	1993	3	21802	N	N	33070 NE 43RD PL
004	816102	0220	5/25/04	\$355,000	2210	0	8	1994	3	21781	N	N	4164 326TH AVE NE
004	816102	0220	2/16/05	\$369,500	2210	0	8	1994	3	21781	N	N	4164 326TH AVE NE
004	816100	0200	7/8/04	\$370,000	2260	0	8	1990	3	21790	N	N	32879 NE 43RD CIR
004	733296	0200	4/18/05	\$415,000	2290	0	8	1999	3	22391	N	N	4213 334TH AVE NE
004	733296	0140	4/5/05	\$449,990	2310	0	8	1999	3	21944	N	N	33397 NE 42ND PL
004	733296	0150	8/28/06	\$525,000	2310	0	8	1999	3	21782	N	N	33375 NE 42ND PL
004	816102	0100	10/4/04	\$340,000	2320	0	8	1994	3	21855	N	N	4347 327TH PL NE
004	816100	0080	5/20/04	\$369,950	2340	0	8	1993	3	22007	N	N	33045 NE 43RD PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	733295	0070	2/17/04	\$321,000	2360	0	8	1998	3	21782	N	N	33411 NE 43RD PL
004	156196	0040	5/17/04	\$343,950	2360	0	8	1998	3	18030	N	N	4390 325TH AVE NE
004	156196	0090	3/2/04	\$343,500	2360	0	8	1998	3	18011	N	N	325TH AVE NE
004	733296	0110	7/7/04	\$379,900	2390	0	8	1999	3	21798	N	N	33471 NE 42ND ST
004	816102	0250	7/1/04	\$368,000	2410	0	8	1994	3	21780	N	N	4053 326TH AVE NE
004	816102	0380	3/23/04	\$369,500	2540	0	8	1995	3	21781	N	N	4173 325TH AVE NE
004	816100	0330	5/10/04	\$369,000	2550	0	8	1992	3	26372	N	N	33085 NE 42ND PL
004	816102	0430	3/8/04	\$350,000	2550	0	8	1995	3	22218	N	N	32491 NE 40TH ST
004	816102	0270	4/25/06	\$512,900	2550	0	8	1995	3	21781	N	N	4175 326TH AVE NE
004	816102	0050	12/9/04	\$370,000	2690	0	8	1994	3	21883	N	N	4352 326TH AVE NE
004	865590	0323	12/11/06	\$539,000	2746	0	8	2006	3	19350	N	N	5707 322ND AVE NE
004	816102	0160	7/15/04	\$379,950	2950	0	8	1994	3	21781	N	N	4090 327TH PL NE
004	152507	9068	2/1/06	\$590,000	1990	1100	9	1990	3	51400	N	N	4220 331ST AVE NE
004	152507	9084	10/7/04	\$405,490	2285	0	9	2001	3	33308	N	N	33383 NE 42ND PL
004	152507	9060	6/15/06	\$625,000	2980	0	9	2002	3	63597	N	N	4196 331ST AVE NE
005	212507	9025	4/23/04	\$180,000	900	300	5	1930	3	91476	N	N	2417 FALL CITY-CARNATION RD NE
005	152407	9091	9/21/05	\$269,500	1120	0	5	1925	2	28314	N	N	4137 FALL CITY-CARNATION RD SE
005	212507	9039	6/15/06	\$348,950	1220	0	5	1948	5	196020	N	N	3019 FALL CITY-CARNATION RD NE
005	357010	0090	9/7/05	\$355,950	1350	0	6	1987	3	43560	N	N	32205 NE 25TH LN
005	212507	9058	11/8/06	\$362,000	1640	0	7	1987	3	43560	N	N	2411 323RD AVE NE
005	092407	9068	4/28/05	\$549,000	2270	0	8	1996	3	74052	N	N	32006 SE REDMOND-FALL CITY RD
005	282507	9060	3/2/06	\$469,000	2330	0	8	2006	3	129808	N	N	1125 324TH WAY NE
007	094310	0964	7/26/04	\$221,650	380	0	5	1950	2	33054	N	N	32824 SE ISSAQAH-FALL CITY RD
007	094310	0964	4/17/06	\$300,000	380	0	5	1950	2	33054	N	N	32824 SE ISSAQAH-FALL CITY RD
007	142407	9035	2/1/05	\$242,000	620	0	5	1996	3	43560	N	N	35408 SE FALL CITY-SNOQUALMIE RD
007	142407	9033	11/14/05	\$322,000	880	0	5	1932	4	55756	N	N	35334 SE FALL CITY-SNOQUALMIE RD
007	247590	0945	6/10/04	\$348,900	1090	0	5	1944	4	7000	N	N	4362 337TH PL SE
007	094310	0361	10/18/06	\$441,500	1280	0	5	1908	4	25792	Y	N	32904 SE 44TH ST
007	247590	0555	7/7/04	\$315,000	1350	0	5	1902	4	14000	N	N	4325 336TH PL SE
007	247590	0555	7/13/06	\$352,500	1350	0	5	1902	4	14000	N	N	4325 336TH PL SE
007	094310	0507	9/20/05	\$375,000	1590	0	5	1926	4	17434	N	N	33317 SE 44TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	222407	9028	7/21/04	\$230,000	1680	0	5	1925	4	22425	N	N	4802 328TH WAY SE
007	222407	9028	8/4/06	\$296,500	1680	0	5	1925	4	22425	N	N	4802 328TH WAY SE
007	162407	9060	4/18/05	\$250,000	1780	0	5	1944	2	21600	N	N	4105 324TH AVE SE
007	248120	0160	12/10/04	\$228,500	960	0	6	1962	3	9675	N	N	4158 328TH PL SE
007	873171	0200	6/30/05	\$270,000	1010	0	6	1975	3	10176	N	N	33506 SE 44TH LN
007	803870	0035	12/28/04	\$225,950	1090	0	6	1953	3	14100	N	N	4438 337TH PL SE
007	247590	1045	11/15/06	\$425,000	1120	0	6	1924	3	21000	N	N	4360 336TH PL SE
007	094310	0284	9/22/05	\$360,000	1150	0	6	1954	5	15956	N	N	33015 SE 42ND ST
007	379150	0090	9/6/06	\$335,000	1150	0	6	1968	3	9975	N	N	4325 326TH PL SE
007	247590	0170	6/27/05	\$250,000	1220	1080	6	1928	3	9583	N	N	33712 SE 43RD ST
007	379150	0050	11/14/06	\$389,000	1240	0	6	1977	3	9975	N	N	4314 326TH PL SE
007	172407	9001	6/19/06	\$656,000	1260	1260	6	1957	3	46609	N	N	30415 SE 40TH ST
007	152407	9061	7/22/04	\$268,000	1280	0	6	1945	3	21000	N	N	32411 SE 44TH ST
007	247590	1110	7/16/04	\$329,000	1280	0	6	1916	4	10500	N	N	4354 335TH PL SE
007	256131	0120	7/19/04	\$217,000	1340	0	6	1974	3	10800	N	N	4159 330TH PL SE
007	256131	0120	1/18/06	\$325,950	1340	0	6	1974	3	10800	N	N	4159 330TH PL SE
007	256131	0100	9/25/05	\$284,000	1345	0	6	1974	4	10125	N	N	4143 330TH PL SE
007	256130	0040	7/18/06	\$335,000	1400	0	6	1972	4	8250	N	N	4236 327TH PL SE
007	873171	0020	4/11/06	\$362,000	1460	480	6	1970	4	11448	N	N	4447 335TH CT SE
007	222407	9078	5/5/05	\$326,000	1510	0	6	1919	4	39200	N	N	5110 LAKE ALICE RD SE
007	379150	0010	7/7/05	\$320,000	1510	0	6	1968	3	10735	N	N	4354 326TH PL SE
007	152407	9111	6/24/04	\$213,000	1850	0	6	1967	3	7200	N	N	4404 335TH PL SE
007	673070	0075	3/22/05	\$200,000	2110	0	6	1904	3	10500	N	N	4207 340TH PL SE
007	248070	0063	5/5/06	\$550,000	840	0	7	1979	4	204732	N	N	2804 362ND AVE SE
007	222407	9071	6/7/06	\$460,000	890	660	7	1984	3	70500	N	N	5533 LAKE ALICE RD SE
007	094310	0689	10/10/06	\$353,000	890	450	7	1974	3	9750	N	N	4464 332ND AVE SE
007	248120	0070	12/13/04	\$262,000	960	0	7	2001	3	9600	N	N	4151 328TH PL SE
007	803900	0045	9/7/04	\$294,000	1000	0	7	1960	2	8360	N	N	4245 333RD AVE SE
007	803870	0105	5/24/06	\$393,500	1110	780	7	1997	3	9600	N	N	4459 337TH PL SE
007	803900	0065	6/24/05	\$335,000	1120	0	7	1962	4	9240	N	N	4224 333RD AVE SE
007	142407	9085	4/11/06	\$475,000	1170	780	7	1979	3	123710	N	N	4349 356TH DR SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	241210	0030	4/26/04	\$255,000	1250	0	7	1968	4	13000	N	N	4306 328TH PL SE
007	539660	0060	3/8/06	\$330,000	1250	0	7	1968	4	11875	N	N	4221 328TH PL SE
007	132407	9098	4/4/05	\$279,950	1270	0	7	1981	3	145054	N	N	36637 SE FALL CITY-SNOQUALMIE RD
007	248120	0140	4/21/06	\$336,950	1320	0	7	1970	4	9675	N	N	4144 328TH PL SE
007	241210	0040	9/1/05	\$299,990	1330	0	7	1977	4	13300	N	N	4315 328TH PL SE
007	132407	9105	3/23/06	\$485,000	1380	710	7	1986	3	56628	N	N	36501 SE FALL CITY-SNOQUALMIE RD
007	321095	0080	7/16/04	\$383,123	1420	730	7	1978	3	39449	N	N	5242 336TH AVE SE
007	094310	0706	5/22/06	\$361,500	1450	0	7	1993	3	18161	N	N	33221 SE 45TH ST
007	803900	0060	4/21/04	\$272,500	1460	0	7	1960	4	9240	N	N	4214 333RD AVE SE
007	247590	0370	6/21/06	\$380,000	1480	0	7	1930	3	21000	N	N	33524 SE 43RD ST
007	094310	0222	5/25/05	\$300,000	1490	0	7	1960	3	12320	N	N	4113 332ND AVE SE
007	803900	0040	7/27/06	\$325,000	1510	0	7	1958	3	9240	N	N	4235 333RD AVE SE
007	321095	0340	1/20/05	\$384,000	1530	700	7	1975	3	32893	N	N	33249 SE 52ND ST
007	094310	0480	6/15/04	\$325,000	1530	0	7	1959	4	20209	N	N	33208 SE 44TH PL
007	152407	9166	12/27/04	\$282,000	1550	0	7	1989	3	79714	N	N	4443 325TH AVE SE
007	392450	0030	4/8/05	\$370,000	1590	0	7	1988	3	40221	N	N	32832 SE 47TH PL
007	803900	0050	6/21/05	\$315,000	1600	0	7	1960	4	8360	N	N	4255 333RD AVE SE
007	222407	9064	9/11/04	\$324,950	1610	0	7	1984	3	39809	N	Y	4927 PRESTON-FALL CITY RD SE
007	152407	9175	6/29/05	\$395,000	1630	0	7	1991	3	15030	N	N	4339 327TH PL SE
007	094310	1005	9/22/04	\$356,000	1710	0	7	1968	3	19388	N	N	4539 330TH PL SE
007	602200	0080	6/15/05	\$350,000	1730	0	7	1964	3	15256	N	N	4004 323RD AVE SE
007	073270	0010	7/18/05	\$385,000	1750	0	7	2000	3	12400	N	N	4420 334TH PL SE
007	539660	0010	3/16/04	\$275,000	1790	0	7	1968	3	11875	N	N	4258 328TH PL SE
007	247590	1065	12/9/05	\$440,000	1815	0	7	2000	4	14000	N	N	33607 SE 43RD PL
007	132407	9084	6/13/06	\$454,950	1840	0	7	1974	3	118483	N	N	36230 SE 47TH CT
007	793350	0010	9/15/06	\$535,000	1880	0	7	1978	3	47044	N	N	4725 361ST AVE SE
007	142407	9045	2/20/04	\$460,000	1880	0	7	1998	3	426016	N	N	34508 SE FALL CITY-SNOQUALMIE RD
007	142407	9045	3/18/05	\$600,000	1880	0	7	1998	3	426016	N	N	34508 SE FALL CITY-SNOQUALMIE RD
007	803900	0015	5/26/04	\$290,000	1900	0	7	1990	3	11583	N	N	4246 332ND AVE SE
007	132407	9088	3/22/04	\$332,500	2000	0	7	1976	3	59677	N	N	36245 SE 47TH CT
007	602200	0100	4/3/06	\$328,500	2010	0	7	1967	3	14864	N	N	4022 323RD AVE SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	142407	9077	1/8/04	\$365,000	2040	270	7	1980	3	66646	Y	N	35411 SE FISH HATCHERY RD
007	392450	0210	7/21/04	\$425,000	2150	0	7	1992	3	21711	N	Y	4634 332ND AVE SE
007	247590	1090	9/21/04	\$512,500	2160	0	7	1920	5	21000	N	N	4359 336TH PL SE
007	152407	9099	2/27/06	\$270,000	2200	0	7	1966	3	12584	N	N	32601 SE 44TH ST
007	152407	9053	11/7/05	\$650,000	2690	0	7	1990	3	187308	N	N	4218 324TH AVE SE
007	232407	9063	4/14/04	\$500,000	2710	0	7	1988	3	45738	N	N	34084 SE 56TH ST
007	321095	0100	6/10/04	\$365,000	1270	350	8	1989	3	33287	N	N	5224 336TH AVE SE
007	232407	9057	3/23/04	\$482,500	1530	1130	8	1976	3	257875	Y	N	5430 LAKE ALICE RD SE
007	094310	0723	5/19/05	\$395,000	1570	0	8	1990	3	36190	N	N	4510 334TH CT SE
007	094310	0445	6/17/05	\$355,000	1605	0	8	2000	3	18130	N	N	33331 SE 42ND ST
007	248070	0065	10/1/04	\$405,000	1630	780	8	1981	3	118120	N	N	2805 364TH AVE SE
007	248070	0029	12/6/04	\$439,000	1630	0	8	1997	3	43560	N	N	35815 SE 25TH ST
007	793351	0140	11/9/05	\$386,000	1760	0	8	1976	3	31900	N	N	35419 SE 47TH PL
007	162407	9064	2/18/04	\$464,000	1790	1790	8	1967	3	100623	N	N	31820 SE 44TH ST
007	321095	0060	2/20/05	\$391,500	1840	0	8	1990	3	34500	N	N	33622 SE 55TH ST
007	248070	0020	9/27/05	\$488,000	1860	0	8	1988	3	96703	Y	N	2626 367TH AVE SE
007	094310	0726	11/16/04	\$369,500	1870	0	8	1989	3	55321	N	N	33317 SE 45TH ST
007	793350	0170	11/27/06	\$545,000	1870	0	8	1978	3	33457	N	N	35434 SE 49TH ST
007	031890	0100	3/3/04	\$325,000	1920	0	8	1994	3	18018	N	N	4432 329TH PL SE
007	793351	0030	6/13/05	\$450,000	1960	0	8	1977	3	43995	N	N	35722 SE 47TH PL
007	248070	0158	3/23/04	\$435,000	2150	0	8	1998	3	206910	N	N	36519 SE 32ND ST
007	248070	0038	3/28/06	\$799,000	2200	0	8	1989	3	104544	N	N	35803 SE 27TH PL
007	248070	0159	9/22/05	\$596,000	2210	0	8	1984	3	206910	N	N	36512 SE 34TH ST
007	254900	0030	2/4/05	\$384,000	2210	0	8	1990	3	18532	N	N	4429 328TH PL SE
007	094310	0725	10/21/04	\$552,000	2220	0	8	1989	3	44431	N	N	4546 334TH CT SE
007	132407	9010	12/13/06	\$599,000	2270	0	8	2006	3	165963	N	N	35922 SE 46TH ST
007	793351	0080	8/26/05	\$440,000	2360	0	8	1981	3	118483	N	N	4607 354TH AVE SE
007	094310	0729	4/24/06	\$575,000	2390	0	8	1992	3	63162	N	N	33423 SE 45TH ST
007	094310	0369	9/1/04	\$459,000	2650	0	8	2000	3	22456	N	N	32917 SW 43RD ST
007	793350	0120	12/15/04	\$585,000	2710	0	8	1978	3	85377	N	N	35708 SE 49TH ST
007	142407	9069	8/11/04	\$620,000	2980	2980	8	1965	3	104108	N	N	35531 SE FISH HATCHERY RD

Improved Sales Used in this Annual Update Analysis
Area 94
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	112407	9021	8/10/05	\$1,135,000	3100	0	8	1996	3	918245	N	N	34313 SE 39TH PL
007	152407	9057	10/26/04	\$505,000	2160	0	9	1995	3	43380	N	N	32713 SE 44TH ST
007	222407	9113	6/20/06	\$581,500	2250	0	9	1993	3	113256	N	N	5011 LAKE ALICE RD SE
007	321095	0030	2/18/04	\$569,000	2380	1300	9	1992	3	34493	N	N	33806 SE 55TH ST
007	232407	9075	5/9/05	\$580,000	2460	0	9	1990	3	217800	N	N	34110 SE 56TH PL
007	162407	9002	6/14/05	\$666,500	2800	0	9	1986	3	217800	N	N	31925 SE 40TH ST
007	094310	0728	7/1/05	\$602,000	2800	0	9	1990	3	46173	N	N	4534 334TH CT SE
007	094310	0273	3/11/05	\$585,000	3180	0	9	2004	3	19469	N	N	33017 SE 42ND PL
007	152407	9187	4/29/04	\$471,782	3230	0	9	2004	3	21461	N	N	32437 SE 43RD PL
007	094310	0272	4/27/05	\$578,000	3250	0	9	2004	3	15719	N	N	33115 SE 42ND PL
007	094310	0290	10/20/06	\$699,000	3250	0	9	2005	3	15222	N	N	33018 SE 42ND PL
007	152407	9069	12/8/04	\$509,880	3310	0	9	2004	3	12000	N	N	32421 SE 44TH ST
007	793350	0380	12/5/06	\$760,000	3340	0	9	1980	3	69696	Y	Y	35927 SE 49TH ST
007	162407	9099	3/18/04	\$675,000	3400	0	9	1989	3	530888	Y	N	31803 SE 40TH ST
007	242407	9058	7/22/05	\$680,000	3410	0	9	1994	3	106286	N	N	37111 SE FALL CITY-SNOQUALMIE RD
007	152407	9186	6/7/04	\$494,715	3420	0	9	2004	3	12000	N	N	32425 SE 44TH ST
007	152407	9185	11/3/04	\$501,880	3480	0	9	2004	3	17550	N	N	32417 SE 44TH ST
007	242407	9054	6/27/05	\$599,950	2560	0	10	1994	3	71874	N	N	5325 372ND AVE SE
007	232407	9077	4/19/04	\$575,000	3100	0	10	1990	3	215186	N	N	34308 SE 56TH PL
007	793350	0100	7/10/06	\$1,250,000	4890	0	10	2000	3	82328	N	N	35730 SE 49TH ST

Improved Sales Removed from this Annual Update Analysis
Area 94
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	012507	9011	3/29/05	\$260,000	DIAGNOSTIC OUTLIER
003	012507	9028	7/12/04	\$500,000	CHAR CHG'D SINCE SALE; OPEN SPACE DESIGNATION
003	012507	9044	10/26/04	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	032507	9050	7/1/04	\$220,000	DOR RATIO
003	042507	9072	2/12/04	\$115,000	DOR RATIO
003	112507	9036	10/21/05	\$50,000	PREVIMP<=25K
003	112507	9059	9/28/04	\$184,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	112507	9072	8/1/06	\$301,550	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	112507	9102	11/23/05	\$1,555,000	OPEN SPACE
003	112507	9113	11/2/06	\$1,865,000	OPEN SPACE
003	142507	9022	1/14/04	\$310,000	OPEN SPACE
003	142507	9048	6/30/06	\$535,000	OPEN SPACE
003	142507	9051	6/10/05	\$315,000	DIAGNOSTIC OUTLIER
003	152507	9026	7/20/05	\$340,000	PERS MH
003	222507	9037	1/13/06	\$479,500	OBSOL
003	232507	9007	11/15/05	\$395,000	IMP COUNT
003	262507	9017	2/20/04	\$129,900	DOR RATIO; MOBILE HOME
003	262607	9019	1/8/04	\$291,000	PERS MH
003	262607	9064	3/10/05	\$249,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	262607	9090	1/23/04	\$665,000	OPEN SPACE/TIMBER AND FOREST LAND
003	262607	9095	4/21/04	\$1,200,000	OPEN SPACE/TIMBER AND FOREST LAND
003	272507	9001	2/22/05	\$289,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	272507	9030	9/22/05	\$325,950	BANKRUPTCY - RECEIVER/TRUSTEE; QUIT CLAIM DEED
003	272507	9049	2/10/05	\$260,250	OPEN SPACE
003	272507	9049	12/8/05	\$418,000	OPEN SPACE
003	272607	9040	10/14/05	\$200,000	PREVIMP<=25K
003	272607	9119	11/22/04	\$544,900	BANKRUPTCY - RECEIVER OR TRUSTEE
003	272607	9119	7/27/04	\$525,500	EXEMPT FROM EXCISE TAX
003	282607	9071	8/26/04	\$165,000	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE
003	332607	9012	8/14/06	\$285,000	PARTIAL INTEREST (1/3, 1/2, Etc.); OTHER WARNINGS
003	332607	9049	6/2/04	\$750,000	DOR RATIO
003	332607	9121	2/1/05	\$360,000	DOR RATIO
003	342507	9090	3/15/04	\$113,000	DOR RATIO
003	342607	9090	9/8/04	\$625,000	OPEN SPACE
003	404550	0025	6/22/04	\$140,000	FULFILLMENT OF CONTRACT DEED
003	404550	0110	4/20/06	\$102,422	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, Etc.)
003	404550	0370	4/20/04	\$90,000	PREVIMP<=25K
003	404550	0665	9/15/05	\$202,950	BANKRUPTCY - RECEIVER OR TRUSTEE
003	404550	0665	5/13/04	\$182,553	EXEMPT FROM EXCISE TAX
003	404550	0930	2/13/04	\$175,000	DIAGNOSTIC OUTLIER
003	404650	0840	11/15/05	\$365,000	ESTATE ADMIN/GUARDIAN/EXECUTOR; RELATED PARTY
003	404660	0750	9/1/05	\$90,000	DOR RATIO
003	404660	0830	6/25/04	\$270,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	404670	0330	1/14/05	\$60,721	DOR RATIO; AND OTHER WARNINGS
003	732560	0160	2/3/05	\$207,000	DIAGNOSTIC OUTLIER
003	865680	0200	11/17/04	\$254,975	DIAGNOSTIC OUTLIER

Improved Sales Removed from this Annual Update Analysis
Area 94
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	117000	0250	11/15/04	\$147,767	NON-REPRESENTATIVE SALE
004	117000	0320	7/27/05	\$259,950	BANKRUPTCY - RECEIVER OR TRUSTEE
004	138930	0110	5/10/05	\$367,000	RELOCATION - SALE BY SERVICE
004	138930	0110	5/10/05	\$367,000	RELOCATION - SALE TO SERVICE
004	721134	0020	11/29/04	\$39,919	DOR RATIO;PARTIAL INTEREST; RELATED PARTY
004	721134	0100	12/8/06	\$307,500	RELOCATION SALE TO SERVICE
004	733295	0050	3/3/04	\$258,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	733296	0040	7/8/05	\$430,000	CORRECTION DEED
004	816100	0340	1/29/04	\$275,000	NON-REPRESENTATIVE SALE
004	816102	0040	11/6/06	\$208,250	DOR RATIO
004	865590	0280	3/3/05	\$67,900	IMP COUNT; ESTATE ADMIN/GUARDIAN/EXECUTOR;
004	865590	0295	12/17/04	\$232,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	865630	0055	1/7/05	\$75,000	DOR RATIO
004	865630	0590	2/16/06	\$32,286	DOR RATIO;ESTATE ADMIN; PARTIAL INT; OTHER WARNINGS
004	865630	0640	2/16/06	\$46,461	DOR RATIO;ESTATE ADMIN; PARTIAL INT; OTHER WARNINGS
004	865830	0150	4/6/04	\$120,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	865830	0590	7/9/04	\$210,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	865830	0670	2/17/06	\$298,890	UNFIN AREA
004	865830	1040	1/25/05	\$123,000	PREVIMP<=25K
004	865830	1060	9/14/05	\$37,697	DOR RATIO;PREVIMP<=25K;QUIT CLAIM DEED
004	865830	1205	6/16/06	\$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	865830	2475	5/28/04	\$185,000	NON-PROFIT ORGANIZATION; NON-REPRESENTATIVE SALE
004	865830	2720	8/2/04	\$180,000	QUIT CLAIM DEED; RELATED PARTY/FRIEND/NEIGHBOR
004	865830	3235	2/3/06	\$180,000	DIAGNOSTIC OUTLIER
005	102407	9005	8/23/05	\$109,000	DOR RATIO;PERS MH; EXEMPT FROM EXCISE TAX
005	212507	9039	5/3/04	\$116,738	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY
005	282507	9060	4/1/05	\$129,950	DOR RATIO
007	082407	9079	12/6/06	\$763,400	DIAGNOSTIC OUTLIER
007	092407	9062	10/25/04	\$148,593	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY
007	092407	9076	8/31/06	\$1,500,000	IMP COUNT;OPEN SPACE/
007	094310	0264	5/16/06	\$398,000	UNFIN AREA
007	094310	0290	7/22/04	\$80,000	DOR RATIO
007	094310	0362	11/3/04	\$533,950	UNFIN AREA
007	094310	0427	5/26/05	\$239,950	DIAGNOSTIC OUTLIER
007	094310	0481	8/26/05	\$553,000	IMP COUNT
007	094310	0960	7/8/04	\$295,000	%COMPL
007	094310	0960	6/9/04	\$166,975	DOR RATIO;%COMPL
007	094310	0998	8/25/06	\$385,000	PERS MH;MOBILE HOME
007	112407	9023	10/29/04	\$215,000	DOR RATIO
007	132407	9010	6/29/05	\$50,000	DOR RATIO
007	132407	9038	1/10/06	\$297,462	BANKRUPTCY - RECEIVER OR TRUSTEE
007	132407	9038	4/10/06	\$270,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	132407	9038	10/24/05	\$235,886	EXEMPT FROM EXCISE TAX
007	132407	9084	5/24/04	\$37,265	DOR RATIO;PARTIAL INTEREST; AND OTHER WARNINGS
007	132407	9084	1/15/05	\$59,178	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
007	142407	9005	1/12/06	\$30,000	DOR RATIO;OPEN SPACE/QUIT CLAIM; OTHER WARNINGS

Improved Sales Removed from this Annual Update Analysis
Area 94
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	142407	9005	6/9/05	\$365,000	OPEN SPACE/OPEN SPACE DESIGNATION
007	142407	9042	10/27/04	\$378,000	IMP COUNT
007	142407	9057	5/27/05	\$525,000	OBSOL
007	152407	9047	4/24/06	\$350,000	DIAGNOSTIC OUTLIER
007	152407	9047	12/2/05	\$176,000	FORCLOSURE SALE
007	152407	9057	9/1/04	\$380,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
007	152407	9085	9/16/04	\$280,000	UNFIN AREA
007	152407	9085	11/20/06	\$345,000	UNFIN AREA
007	152407	9092	7/30/05	\$240,000	DIAGNOSTIC OUTLIER
007	162407	9022	8/10/04	\$180,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	162407	9029	5/23/05	\$353,000	IMP COUNT
007	172407	9001	7/26/05	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
007	222407	9028	10/31/05	\$250,000	RELOCATION SALE TO SERVICE
007	222407	9045	11/10/04	\$600,000	IMP COUNT
007	222407	9050	5/10/04	\$139,950	DOR RATIO;%COMPL
007	222407	9061	6/21/04	\$132,500	DOR RATIO;ESTATE ADMIN, GUARDIAN, OR EXECUTOR
007	232407	9062	11/21/05	\$695,000	OPEN SPACE/OPEN SPACE DESIGNATION
007	242407	9026	4/21/05	\$150,000	DOR RATIO;ESTATE ADMIN; NO MARKET EXPOSURE
007	242407	9055	9/21/04	\$147,975	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
007	247590	0370	3/26/04	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	247590	0610	10/24/05	\$525,000	OPEN SPACE/
007	248070	0006	10/25/04	\$350,000	NON-REPRESENTATIVE SALE
007	248070	0022	2/21/05	\$499,500	UNFIN AREA
007	248070	0055	2/26/04	\$1,240,000	DIAGNOSTIC OUTLIER
007	248070	0076	5/5/04	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	248070	0080	8/15/05	\$118,153	DOR RATIO;EST ADMIN/GUARDIAN/EXECUTOR; RELATED PARTY
007	248070	0110	9/1/04	\$249,500	DOR RATIO;UNFIN AREA
007	248120	0120	3/31/04	\$135,116	RELATED PARTY, FRIEND, OR NEIGHBOR
007	256130	0030	9/30/04	\$116,250	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY
007	256130	0060	1/6/05	\$182,000	UNFIN AREA
007	256130	0060	5/12/05	\$290,000	UNFIN AREA
007	256131	0010	10/17/05	\$315,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	321095	0030	6/21/06	\$720,000	RELOCATION - SALE BY SERVICE
007	321095	0030	6/21/06	\$720,000	RELOCATION - SALE TO SERVICE
007	539660	0050	1/13/04	\$207,853	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	602200	0120	3/28/06	\$164,772	DIAGNOSTIC OUTLIER
007	673070	0390	2/27/04	\$146,000	DIAGNOSTIC OUTLIER
007	746700	0020	10/6/04	\$264,300	DOR RATIO
007	793350	0090	6/3/05	\$95,000	DOR RATIO
007	793350	0220	12/5/05	\$940,000	DIAGNOSTIC OUTLIER
007	803900	0045	3/3/04	\$173,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	803900	0080	8/23/05	\$231,750	ESTATE ADMIN/GUARDIAN/EXECUTOR; OTHER WARNINGS
007	873171	0120	3/28/05	\$308,500	BANKRUPTCY - RECEIVER OR TRUSTEE

Vacant Sales Removed from this Annual Update Analysis
Area 94

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
3	022507	9027	5/28/2004	\$180,000	871200	N	N
3	022507	9033	1/29/2004	\$175,000	871200	N	N
3	022507	9035	12/20/2004	\$245,000	871200	N	N
3	032507	9023	8/11/2005	\$217,500	884268	N	N
3	032507	9024	11/16/2005	\$230,000	883832	N	N
3	042507	9027	2/10/2006	\$190,000	355449	Y	N
3	102507	9084	3/15/2004	\$150,000	215622	N	N
3	102507	9087	8/15/2006	\$55,000	42800	N	N
3	112507	9106	9/9/2004	\$242,500	871200	N	N
3	112507	9110	4/26/2006	\$235,000	871200	N	N
3	112507	9111	8/2/2005	\$369,500	871200	N	N
3	112507	9114	5/3/2005	\$230,000	871200	N	N
3	142507	9063	2/25/2005	\$218,380	871200	Y	N
3	152507	9074	12/23/2004	\$265,000	914760	Y	N
3	262607	9089	11/2/2005	\$280,001	840530	N	N
3	262607	9089	11/29/2004	\$215,000	840530	N	N
3	282507	9053	12/27/2005	\$175,000	180774	N	N
3	332607	9082	3/25/2005	\$228,000	180774	N	N
3	342607	9018	12/19/2005	\$200,000	245678	N	N
3	362607	9003	10/17/2006	\$280,000	873378	N	N
3	362607	9007	3/16/2006	\$245,000	916938	N	N
3	362607	9041	5/25/2004	\$240,000	879040	N	N
3	404550	0601	4/5/2005	\$250,000	35772	Y	Y
3	404550	0805	8/18/2004	\$278,000	22769	Y	Y
3	404550	0951	3/3/2006	\$80,000	11064	N	N
3	404650	0220	3/22/2005	\$93,575	17160	N	N
3	404660	0910	6/17/2006	\$120,000	17550	N	N
3	404660	1200	11/1/2006	\$200,000	18176	Y	Y
3	404660	1220	12/19/2005	\$169,950	14983	Y	Y
3	404670	0370	11/29/2006	\$100,000	15058	N	N
3	865710	0210	9/19/2005	\$40,000	31018	N	Y
4	865830	0510	10/10/2006	\$55,000	5000	N	N
5	282507	9024	7/2/2004	\$197,000	599821	N	N
5	282507	9050	3/15/2005	\$96,000	39382	N	N
7	072407	9027	6/8/2006	\$250,000	102366	N	N
7	082407	9031	7/26/2006	\$175,000	210830	N	N
7	132407	9009	8/4/2006	\$224,950	217800	N	N
7	142407	9006	8/17/2004	\$285,000	1291118	N	N
7	142407	9059	9/15/2006	\$265,000	494406	Y	N
7	142407	9060	5/1/2006	\$90,000	397267	N	Y
7	162407	9024	9/6/2005	\$200,000	151588	N	N
7	242407	9008	7/26/2004	\$275,000	880347	Y	N
7	247590	0745	4/10/2006	\$159,950	21000	N	N
7	248070	0033	3/1/2004	\$95,000	104544	N	N
7	248070	0104	3/22/2004	\$180,000	410771	N	N
7	793350	0390	12/5/2006	\$235,000	73616	Y	Y

Vacant Sales Removed from this Annual Update Analysis
Area 94

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	012507	9045	9/29/2006	\$350,000	TIMBER AND FOREST LAND;
3	012507	9045	4/27/2006	\$300,000	TIMBER AND FOREST LAND;
3	102507	9050	12/8/2006	\$250,000	ACTIVE PERMIT
3	102507	9088	10/25/2006	\$55,000	DOR RATIO
3	112507	9088	8/9/2006	\$336,000	DOR RATIO
3	142507	9056	8/10/2006	\$161,000	DEVELOPER SALE
3	232507	9039	9/30/2005	\$210,000	DEVELOPMENT RIGHTS PARCEL TO PRVT SECTOR;
3	232507	9039	10/28/2005	\$330,000	DEVELOPMENT RIGHTS PARCEL TO PRVT SECTOR;
3	232507	9039	9/30/2005	\$345,000	DEVELOPMENT RIGHTS PARCEL TO PRVT SECTOR;
3	232507	9039	10/28/2005	\$608,000	DEVELOPMENT RIGHTS PARCEL TO PRVT SECTOR;
3	262607	9059	3/14/2006	\$125,000	DOR RATIO
3	272507	9018	8/9/2005	\$257,000	ACTIVE PERMIT
3	272507	9022	2/2/2006	\$60,000	DOR RATIO; ESTATE ADMIN; AND OTHER WARNINGS;
3	332607	9122	1/1/2006	\$280,000	DEVELOPER SALE
3	352607	9004	9/8/2004	\$213,859	TIMBER AND FOREST LAND;
3	352607	9017	9/13/2006	\$279,000	TIMBER AND FOREST LAND;
3	404650	1150	10/4/2005	\$36,000	NO PERK; NO MARKET EXPOSURE; RELATED PARTY
3	404650	1240	9/2/2004	\$280,000	MULTI-PARCEL SALE;
3	404660	0340	9/1/2006	\$439,000	DOR RATIO
3	404660	0340	11/22/2004	\$30,000	NO PERK
3	404660	0910	11/3/2006	\$200,000	DEVELOPER SALE
3	404660	1390	12/14/2006	\$40,000	DOR RATIO
3	404671	0170	12/18/2006	\$35,000	DOR RATIO
3	404671	0200	4/18/2005	\$33,000	NO MARKET EXPOSURE; RELATED PARTY
3	404671	0505	11/7/2006	\$439,000	DOR RATIO
3	865710	0060	4/11/2005	\$35,000	NO PERK
5	292507	9020	5/12/2006	\$45,000	NO PERK
7	072407	9021	9/11/2006	\$250,000	EXEMPT FROM EXCISE TAX;
7	072407	9022	10/21/2005	\$250,000	ACTIVE PERMIT
7	072407	9026	10/20/2005	\$250,000	DEVELOPER SALE
7	094310	0272	3/29/2004	\$120,000	DOR RATIO
7	142407	9087	5/6/2005	\$160,000	PERSONAL PROPERTY INCLUDED;
7	232407	9036	4/14/2005	\$100,000	NO PERK
7	232407	9037	4/12/2005	\$125,000	DEVELOPER SALE; ESTATE ADMIN
7	793351	0020	7/12/2005	\$77,500	DOR RATIO



**King County
Department of Assessments**

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**Scott Noble
Assessor**

MEMORANDUM

DATE: January 4, 2007

TO: Residential Appraisers
FROM: Scott Noble, Assessor

A handwritten signature of "Scott Noble" in black ink.

SUBJECT: 2007 Revaluation for 2008 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr